

**Minutes of April 9, 2019 – Regular Meeting
Mayor and Board of Selectmen
City of Plaquemine, Louisiana**

The Mayor and Board of Selectmen met for a Regular Meeting at Plaquemine City Hall, second floor courtroom, 23640 Railroad Avenue, City of Plaquemine, Parish of Iberville, State of Louisiana, 70764 on Tuesday, April 9, 2019 at 6:30 p.m., with the following members present:

Present: Mayor Edwin M. Reeves, Jr. and Selectmen Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Absent: Selectman Michael W. Rivet

The Pledge of Allegiance followed the Clerk's evidence of proper notice for the calling of the meeting.

PUBLIC COMMENTS (MUST REGISTER WITH THE CLERK).

There were no public comments at this time.

INTRODUCTION OF CITY OF PLAQUEMINE MAIN STREET BOARD MEMBERS.

Main Street Manager Rosemary Langlois introduced the following members of the City of Plaquemine Main Street Board: Keith Desselle, Mary Walls, Charlene Bishop, Heather Blanchard, Peter Butler, Brad Guerin and Reshonda Dickerson. Board Member not present was Jolynn Burns.

TO APPROVE A 2019 CLASS T ALCOHOL BEVERAGE PERMIT FOR PLAQUEMINE MAIN STREET PROGRAM AT 57845 FOUNDRY STREET FOR BOOGIE ON THE BAYOU ON MAY 3, NOVEMBER 1 AND NOVEMBER 15, 2019.

Selectman Lindon A. Rivet, Jr. moved, seconded by Selectman Timothy L. Martinez that the City of Plaquemine approve a 2019 Class T Alcohol Beverage Permit for Plaquemine Main Street Program for Boogie on the Bayou on May 3, November 1 and November 15, 2019 to be held at Mark A. "Tony" Gulotta Waterfront Park, 57845 Foundry Street.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

TO APPROVE A 2019 CLASS B ALCOHOL BEVERAGE PERMIT FOR SAMMY J PROPERTIES, LLC DBA V & C GROCERY AT 58720 BELLEVIEW DRIVE, OWNER SAMUEL JOSEPH PATRICK.

Selectman Oscar S. Mellion moved, seconded by Selectman Timothy L. Martinez that the City of Plaquemine approve a 2019 Class B Alcohol Beverage Permit for Sammy J Properties, LLC dba V & C Grocery at 5720 Belleview Drive, owner Samuel Joseph Patrick.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

TO APPROVE A 2019 CLASS A ALCOHOL BEVERAGE PERMIT FOR SAMMY J PROPERTIES, LLC DBA THE BACK, 58720 BELLEVIEW DRIVE, SUITE A, OWNER SAMUEL JOSEPH PATRICK.

Selectman Timothy L. Martinez moved, seconded by Selectman Lindon A. Rivet, Jr. that the City of Plaquemine approve a 2019 Class A Alcohol Beverage Permit for Sammy J Properties, LLC dba The Back, 58720 Belleview Drive, Suite A, owner Samuel Joseph Patrick.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

CONDEMNATION HEARING – 57925 GOVERNMENT STREET, OWNER TRAVIS TANOOS.

Selectman Lindon A. Rivet, Jr. moved, seconded by Selectman Timothy L. Martinez that the City of Plaquemine start condemnation proceedings at 57925 Government Street.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

NUISANCE HEARING – 58434 MERIAM STREET, OWNER DR. PETER EDWARD DAWSON.

Selectman Oscar S. Mellion moved, seconded by Selectman Lindon A. Rivet, Jr. that the City of Plaquemine grant owner 30 days to start bringing property located at 58434 Meriam Street into compliance with city code.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

NUISANCE HEARING – 23710 TUPELO STREET, OWNER LOUIS SR. & ROSEMARY HAMMOND, C/O ROY HAMILTON.

Selectman Oscar S. Mellion moved, seconded by Selectman Timothy L. Martinez that the City of Plaquemine condemn property located at 23710 Tupelo Street.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Timothy L. Martinez, Oscar S. Mellion, Ralph J. Stassi, Jr. and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

NUISANCE HEARING – 23860 PUNCHY WILSON STREET, OWNER CHARLES E. RICHARDSON, JR.

Selectman Jimmie Randle, Jr. moved, seconded by Selectman Timothy L. Martinez that the City of Plaquemine have owner remove all equipment from property located at 23860 Punchy Wilson Street by Wednesday, April 10, 2019.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

PUBLIC HEARING –DISCUSSION ON AMENDING PLAQUEMINE CODE OF ORDINANCES CHAPTER 23, SECTION 3 (DEFINITIONS) AND ADDING TO PLAQUEMINE CODE OF ORDINANCES CHAPTER 23, TABLE X.1 REGARDING PERMITTED AND SPECIAL USES WITHIN THE ZONING DISTRICTS.

Capital Region Planning Commission Director of Planning Kim Marousek and Mr. Fred Neal Jr. of Villavaso & Associates, LLC addressed Mayor and Board of Selectmen on changes to the proposed ordinance pertaining to Chapter 23 Zoning.

Plaquemine resident Yolanda Frazier expressed her concerns to the proposed ordinance.

ADOPT OF ORDINANCE TO AMEND CHAPTER 23, SECTION 3 AND ADDING SECTION 140 TABLES 1 THROUGH 10 OF THE CODE OF ORDINANCES TO PROVIDE FOR ZONING DEFINITIONS AND ZONING TABLES AND OTHER MATTERS RELATED THERETO.

Selectman Timothy L. Martinez offered the following ordinance, seconded by Selectman Lindon A. Rivet, Jr.:

ORDINANCE NUMBER: 387

AN ORDINANCE TO AMEND CHAPTER 23, SECTION 3 AND ADDING SECTION 140 TABLES 1 THROUGH 10 OF THE CODE OF ORDINANCES TO PROVIDE FOR ZONING DEFINITIONS AND ZONING TABLES AND OTHER MATTERS RELATED THERETO

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Selectman of the City of Plaquemine, Louisiana, in legal session, that Code of Ordinances of the City of Plaquemine, Louisiana, Chapter 23, Sections 3 is hereby amended as follows and Section 140 Tables 1 through 10 are hereby added as follows:

Sec. 23-3. - Definitions.

- (1) *Terms defined in other codes.* Where terms are not defined in this code and are defined in the International Building Code or the International Mechanical Code, such terms shall have the meanings ascribed to them as in those codes.
- (2) *Terms not defined.* Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.
- (3) When used in this chapter, the following terms shall have the meaning given herein, except where the context clearly indicates a different meaning:

Abandonment: Any nonconforming use of structure, land or a building discontinued for a period of 180 days, or more for such use of structure, land or building. The date of initial abandonment shall be determined by the Zoning Commission. The property shall thereafter be used or developed only in accordance with the terms of the City of Plaquemine for the zoning district(s) in which such property is located.

Accessory apartment: A residential unit within a residential building.

Accessory Structure: A building or structure detached from, but located on the same lot as, the principal structure and the use of which is clearly incidental and subordinate to the principal structure. In residential zones accessory structures are typically sheds, garages, pools houses, etc.

Accessory use: A use naturally and normally incidental to, and subordinate to, the main use of the land or building.

Addition or Enlargement: Any construction that increases the size of a building or structure in terms of site coverage, height, length, width or floor area.

Administrative Official: Administrators review applications for rezoning and issue building construction, change-of-use and conditional-use permits. Examples of issues that fall under an administrator's purview include signage, proper storage of industrial vehicles and commercial usage of residential areas. While they are responsible for issuing zoning code violation warnings and fines, they also often consider variances, or exceptions, to these codes.

Adult Use: Any business as defined by the Louisiana Revised Statute (LA R.S) 14:106A, including adult bookstores, adult motion picture theaters, adult live entertainment businesses, adult nightclubs or massage businesses.

Agriculture: The tilling of the soil, raising of crops, farm animals, livestock, horticulture, gardening, beekeeping and aquiculture, and the necessary accessory uses for storing such products.

Alcohol Beverage Outlet: An establishment for the primary purpose of which is the service of and on-premises consumption of alcoholic beverages.

Alley: A public or private right-of-way designed to serve as a secondary means of access to the side or rear of those properties whose principal frontage is on a street; a minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

Alteration: Any change, addition or modification in construction, use or occupancy.

Amusement center/ enterprise: A use devoted to entertainment, such as theaters, bowling alleys, skating rinks, pool and billiard halls, miniature golf courses, dance halls, palm reading, amusement arcades, bingo halls, and similar uses.

Apartment hotel: A building or portion thereof, designed for containing both individual guest rooms and suites of rooms and dwelling units with cooking facilities.

Apartment house: A residential building designed or used for three or more dwelling units.

Arrays: A bundle of antennas arranged by a telecommunications service provider and place on a tower, structure or building at a given height to provide the desired directional characteristics.

Attic: The unfinished space below the roof of a structure.

Automotive repair, major: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, which is conducted within a completely enclosed building.

Automotive repair, minor: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, which is conducted within a completely enclosed building.

Automobile rental and/or sales: A business selling or renting of automobiles, motorcycles, trucks, recreational vehicles. See also **Motor Vehicle Dealership**.

Auto service station: A premises used for the retail sale of fuel, lubricants, tires, batteries and accessories, including installation and minor repairs customarily incidental to those items. See also **Gas Station**.

Auto car wash: A premises primarily engaged in washing, waxing, and polishing motor vehicles, or in furnishing facilities for the self-service washing of motor vehicles.

Bakery (Small): A small establishment primarily engaged in the retail sale of bakery products. The products may be purchased from others or made on the premises.

Bakery, Commercial: An establishment primarily engaged in manufacturing of fresh and frozen bread and bread-type rolls and other fresh bakery items.

Bank: See **Financial Institution**.

Base Flood Elevation: The elevation shown on FEMA Digital Flood Insurance Rate Maps (DFIRMs) for that indicates the water-surface elevation resulting from a flood that has a one percent (1%) chance of equaling or exceeding that level in any given year.

Bar and Nightclub: An establishment that sells beer, wine, and/or distilled spirits in accordance with applicable Louisiana Office of Alcohol and Tobacco Control regulations and may include live entertainment and/or dancing, and where food service is incidental and subordinate to the sale of alcohol. Can also include lounge, tavern, and taproom.

Beauty/barber shop: An establishment primarily offering one or more of the following:

- (1) Cutting, trimming, shampooing and styling of hair,
- (2) Weaving, coloring, waving of hair,
- (3) Shaving and trimming men's beards,
- (4) Providing facials, and
- (5) Applying makeup (except permanent makeup).

Also known as men's or women's hair stylist shops.

Bed and breakfast inn: An owner-occupied, single-family detached dwelling unit in which a guest room or guest rooms are provided, for compensation, as overnight accommodations for transient visitors, and in which breakfast is customarily included in the charge for the room. A bed and breakfast establishment is subordinate to the use of the dwelling unit as a residence, and it is not a hotel, motel, rooming, lodging house or other use defined or regulated elsewhere in this chapter. A maximum of three rooms and six guests are allowed in a bed and breakfast; providing tourist lodging services within rooms of a residence or within a separate accessory structure on the same lot and served by the same water meter and electric meter as the principal structure.

Block: A tract of land bounded by dedicated streets, which has been subdivided for building development.

Block Face: The front of a block along one side of the street.

Brewpub: An eating and drinking establishment having a small brewery on the premises which produces beer, ale, or other malt beverage, or wine, and where the majority of the beer/wine produced is consumed on the premises. This classification allows a brewpub to sell beer/wine at retail and/or act as wholesaler for beer of its own production for off-site consumption, with appropriate state licenses.

Building: Any structure having a roof supported by columns or walls for housing or the enclosure of person, animals or chattels, or anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Building Code: The *International Building Code* promulgated by the International Code Council, as adopted by the State of Louisiana and the City of Plaquemine.

Building height: The vertical distance at any and all points on the site between the base and the highest point of the building.

Buffer: Landscaping, open space or walls that are used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building Line: The perimeter of that portion of a building or structure nearest a property line, but excluding open steps, terraces, cornices and other ornamental features projecting from the walls of the building or structure.

Building, Main or Principal: A building in which is conducted the principal use of the lot on which it is situated. A dwelling shall be deemed to be the main building on the lot in all residential districts.

Building, Temporary: A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

Canopy: A roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy placed so as to extend outward from the building providing a protective shield for doors, windows and other openings.

Carport: A shelter for an automobile consisting of a roof extended from the side of a building, similar to a garage but that has a part of the wall area open to the outside.

Car Wash: A commercial establishment engaged in the washing and cleaning of passenger vehicles, recreational vehicles or other light dirty equipment, whether automatic in an enclosed structure or by hand. See also Auto Car Wash.

Casino/gaming facility: An establishment primarily for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered, for which a license has been issued by the Louisiana Gaming Control Board and includes a bingo hall.

Cemetery: Land used or dedicated for the burial of the dead, including crematoriums, mausoleums and necessary sales and maintenance facilities. Mortuaries and chapels may be included when operated within the boundary of said cemetery.

Church: A building designed for public worship, including a separate parsonage or rectory and/or community meeting hall and the area surrounding and/or adjacent to the building designed for public worship used for parking and/or fountains, but excluding a school, a community athletic field, or a developed athletic field or stadium, all of which are considered distinct uses. May also be referred to as a House of Worship.

City: City of Plaquemine, Iberville Parish, Louisiana.

City Planner: A person, appointed by the Mayor, who is responsible for reviewing and providing recommendations on all zoning, rezoning, subdivision, re-subdivision, variance, and appeals requests to the City Planning Commission and/or the Board of Zoning Adjustments.

Club or lodge: See Social Club or Lodge.

Co-location: Placement of telecommunications equipment from one or more service provider on a single tower or site.

Coffee Shop (Cafe): A small establishment in which beverages, light meals, and snacks are served. If the building where this establishment is located is greater than one thousand (1,000) square feet or has a drive thru, it shall be considered a restaurant.

Commencement of Construction: The physical improvement of land in accordance with a permit issued by the City Council of the City of Plaquemine, provided that the improvements are of a form and character which are not reasonably useable for development other than that authorized by the issued permit.

Commercial Office: A retail service business in which the service is produced or delivered in an office setting rather than a store or shop setting, such as a real estate office, travel agency, insurance agency, or property management business.

Commercial Purposes: Those related solely to the economic interests of the person or persons on whose property or for whose benefit the sign is displayed, excluding signs which refer solely to the sale or lease of the premises upon which the signs are located.

Common Structure: A structure, such as a garage, tool shed, or recreational facility used by more than one resident in a planned development or manufactured housing development.

Community Center: A facility to be used as a place of meeting, recreation, or social activity, and not operated for profit, which is open to the community and designed to accommodate the surrounding neighborhood or the larger community.

Conditional Use: A use that would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions, as outlined in Section 23-123 of this Ordinance.

Condominium: A multifamily dwelling unit, within which designated units or apartments are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roof, parking space, and the land when the building is not constructed on leased land.

Convenience store: A retail store of no more than 3,600 square feet specializing in limited selection of food and personal and home care items, or a combination of such items and the sale of automotive fuels, but excluding any business selling alcoholic beverages for on-site consumption.

Convenience store, neighborhood: A retail store of no more than 2,000 square feet specializing in a limited selection of food and personal and home care items, but excluding any business selling automotive fuels or alcoholic beverages for on-site consumption.

Contractor Storage Yard: Any land or buildings used primarily for the storage of equipment, vehicles, machinery, or other building materials or construction contractor in the conduct of any building trade or craft.

Cultural building: A building, such as a library, museum, or archive which has as its main purpose presenting cultural displays for the public or has permitted educational use; and not conducted as private gainful business.

Day: When used in this Ordinance, day shall mean one (1) business day

Day Care Center, Adult – A facility where, for a portion of a twenty-four (24) hour day, functionally impaired adults that are not related to the owner or operator of the facility are supervised or participate in a training program. This excludes alcohol and drug abuse clientele, former inmates of prisons or correctional institutions or former patients of mental institutions who have been found not guilty by reason of insanity. An adult day care center does not include adult day care homes.

- A. *Day Care Center, Small: Up to fifteen (15) adults*
- B. *Day Care Center, Large: Sixteen (16) to fifty (50) adults*
- C. *Day Care Center, Commercial: Fifty-one (51) or more adults*

Day Care Center, Child – A facility licensed by the Louisiana Department of Education, where, for a portion of a twenty-four (24) hour day, supervision and guidance of children that are not related to the owner or operator of the facility is provided on a regular basis. A child day care center does not include a child day care home.

- A. *Day Care Center, Small: Up to fifteen (15) children*
- B. *Day Care Center, Large: Sixteen (16) to fifty (50) children*
- C. *Day Care Center, Commercial: Fifty-one (51) or more children*

Day Care Home, Adult – A private home in which a permanent occupant provides care for the elderly and/or functionally impaired adults in a protective setting for less than twenty-four (24) hours per day. This excludes alcohol and drug abuse clientele, former inmates of prisons or correctional institutions or former patients of mental institutions who have been found not guilty by reason of insanity.

- A. *Day Care Home, Small: Up to five (5) adults*
- B. *Day Care Home, Large: Six (6) to twelve (12) adults*

Day Care Home, Child – A private home in which a permanent occupant provides care for children from outside households in a protective setting for less than twenty-four (24) hours per day. The number counted includes the family's natural or adopted children and all other persons under the age of twelve (12). A child day care home does not include homes that receive children from a single household.

- A. *Day Care Home, Small: Up to five (5) children*
- B. *Day Care Home, Large: Six (6) to twelve (12) children*

Density: The number of dwelling units that are allowed on an area of land, which area of land shall be permitted to include dedicated streets contained within the development.

Development: The use of land including change or enlargement of any use or disturbance of any land and the performance of any building or mining operation.

Digital Flood Insurance Rate Map (DFIRM): An official map of the community, on which the

Administrator of the National Flood Insurance Program (NFIP) has delineated both the special hazard areas and the risk premium zones applicable to the community.

Discontinuance: (Also see abandonment) the abandonment of a property or of a particular use for a period of at least six (6) months. The determination of discontinuance for non-conforming uses or structures shall be supported by evidence, satisfactory to the Building Official (e.g. the actual removal of equipment, furniture, machinery, structures, or other components of the non-conforming use and not replaced, the turning off of the previously connected utilities, or where there are no business receipts/records or any necessary licenses available to provide evidence that the use is in continual operation).

Domestic shelter: A temporary shelter for individuals affected by domestic violence. Such use shall be operated by a public or nonprofit entity and may provide temporary boarding, lodging, counseling and, support services.

Drainage Plan: A plan showing proposed site drainage features for controlling storm water runoff and conveying it to public outfalls. A drainage plan shall also include runoff calculations for engineering review, evidence that the drainage plan has been submitted to and reviewed by the storm water drainage authority with jurisdiction over the site, and that the drainage plan has been approved by said authority.

Drive-Through Establishment: Premises used to provide or dispense products or services through an attendant, window or automated machine to persons remaining in their vehicle. A drive-through facility may be in combination with other uses such as a “financial institution,” a “retail goods establishment” or “restaurant.” A “car wash,” “gas station” or “motor vehicle service and repair” shall not be considered a drive-through facility.

Driveway: A private access road, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

Drug store: An establishment engaged in the retail sale of prescription drugs, proprietary drugs, and nonprescription medicines, and which may also carry a number of related lines, such as cosmetics, toiletries, tobacco, and novelty merchandise.

Dry cleaning store: An establishment for the mechanical cleaning of garments, articles or goods of fabric for retail customers. A dry cleaning and laundry establishment does not include a laundry or laundromat which provides self-service type washing and drying for use of retail customers.

Dry cleaning facility: An establishment primarily engaged in manufacturing laundry and dry-cleaning equipment and pressing machines for commercial and industrial use. Also includes coin-operated washers and dryers.

Duly Authorized Representative: Person or persons designated by the Mayor and/or Board of Selectmen to check, review and comment on all submissions regarding their nonconformance to these regulations. These bodies may designate the City Inspector, City Engineer, or any other qualified persons or agency as the duly authorized representative.

Duplex: See Dwelling, Two-Family.

Dwelling: Any structure or portion thereof, which is designed or used for residential purposes with sleeping and kitchen facilities.

Dwelling, Multi-family: A building or portion thereof designed for occupancy by three (3) or more families living independently in which they may or may not share common entrances and/or other spaces. Individual dwelling units may be owned as condominiums or offered for rent.

Dwelling, Single-family: An individual dwelling unit in a structure, which is not physically connected with any other dwelling unit.

Dwelling, Townhouse: A structure consisting of no less than two (2) dwelling units, with no other dwelling, or portion of other dwelling, directly above or below, where each unit has a separate entrance and direct ground level access to the outdoors. These units are connected to other dwelling units by a single party wall with no opening. “Townhouse dwelling” shall not include “multi-family dwelling.” Townhouse dwelling refers to the construction not the ownership pattern of the individual units.

Dwelling, Two-Family –A building designed or arranged to be occupied by two families living independently, with the structure having only two (2) dwelling units.

Easement: The right, granted by the property owner, to use a parcel of land for specified purposes, such as public utilities, drainage and other public purposes, the title of which shall remain with

the property owner, subject to the right of use designated in the reservation of the easement (See Servitude).

Educational Facilities (Also see Schools): Any land used for educational facilities, including universities, colleges, elementary and secondary, and vocational schools.

Educational Facility, Elementary: A public, private or parochial school offering instruction at the elementary, middle and/or junior high school level. Religious facilities with elementary educational facilities shall be considered educational facilities, elementary.

Educational Facility, Secondary: A public, private or parochial school offering instruction at the senior high school level. This also includes secondary schools for training ministers, priests or rabbis. Religious facilities with secondary educational facilities shall be classified as educational facilities, secondary.

Educational Facility, Vocational School: A school established to provide for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for-profit and that do not offer a complete educational curriculum.

Elderly Housing – A facility consisting of three (3) or more dwelling units, the occupancy of which is limited to persons sixty (60) years of age or older. The facility may also include medical facilities or care.

Elderly Housing, Assisted Living – A model of senior housing that provides a combination of residential quarters, supportive services, personalized assistance, 24-hour supervision, and health care. These facilities generally provide basic services such as laundry, light housekeeping, communal meals, and health related services in an independent residential environment.

Elderly Housing, Continuing Care Community - Housing planned and operated to provide a continuum of accommodations and services for seniors including, but not limited to, independent living, congregate housing, assisted living, and skilled nursing care.

Elderly Housing, Nursing Home - A facility designed and intended to provide nursing service on a continuing basis to persons, the majority of whom require such service under trained professional nurses or physicians, and for whom medical records are maintained. The term “nursing home” shall include postoperative convalescent centers but shall not include any facility used for providing service to any inmate of any prison or other correctional institution.

Elderly Housing, Retirement Housing – A residential complex containing multi-family dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area but excludes institutional care such as medical or nursing care and are distinguished from assisted living centers as elsewhere defined.

Electrical Generation Facility: an industrial facility or plant for the generation of electric power. Most power stations contain one or more generators, a rotating machine that converts mechanical power into electrical power.

Electrical Signs: Any sign containing electrical wiring and which is attached to an electrical energy source.

Encroachment: The extension or placement of any structure or component of a structure into a required yard.

Façade: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Family: One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. Notwithstanding any other provisions of this section, this definition does not include individuals required to be assembled under one living unit for the purpose of drug or substance abuse rehabilitation or persons assigned to same as the result of criminal activity.

Fence: An artificially constructed barrier of wood, masonry, stone, wire, metal or other material erected to enclose, screen or separate uses.

Filter Strip: A type of buffer strip that is in area of vegetation, generally narrow and long, that slows down the rate of storm water runoff, allowing sediments and other pollutants that are being conveyed by the water to be removed by settling out.

Financial Institution: A bank, savings and loan, credit union, mortgage office, or automated teller machine (ATM).

Finished Grade: The completed surfaces of lawns, walks and roads brought to grade as shown on development plans relating thereto.

Floodplain: Floodplain or flood-prone area means any land area susceptible to being inundated by floodwater as depended by FEMA.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point.

Floor area: The sum of the gross horizontal areas of the several floors of the main building but not including the area of roofed porches, terraces, or breezeways. All dimensions shall be measured between exterior faces of the walls.

Frontage: That portion of a lot abutting a street right-of-way measured along the property line of the public right-of-way and the private property.

Front yard: See Yard, Front.

Funeral home: An establishment in which the dead are prepared for burial or cremation. The facility shall be permitted to include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

Garden: An institution that maintains collections of plants for the purposes of public education and enjoyment, in addition to research, conservation, and higher learning.

Garden home: A dwelling designed to be occupied by a single family, built on a lot line but separated from any other building by open space on all sides. See also *Zero Lot Line*.

Garage apartment: A living unit for not more than one family erected above a garage.

Gas/Gasoline station: A retail business which is principally devoted to the sale of motor vehicle fuels, and which may include as accessory uses the sale of automotive lubricants, tires, batteries and accessories, automotive service, short-term rental of light trucks and trailers, and the sale of a limited range of food and consumer items for the convenience of travelers, but excluding any sale of alcoholic beverages for on-site consumption and may be permitted also to include a freestanding automatic car wash.

Golf course: Community development while providing for a more flexible placing of buildings on land, allowing for the grouping of green spaces and support facilities, and providing for flexibility in architectural design, excluding miniature golf facilities.

Government building: A publicly owned facility providing government services, such as social services, administrative service and the like.

Grade: The lowest point of elevation of the existing surface of the ground, within the area between the building and a line five (5) feet from the building.

Group Home: A single-family residential structure, licensed by the State of Louisiana, designed or adapted for occupancy. A facility which houses six or more residents who are unrelated by blood, marriage, or adoption. Those facilities may offer, in addition to lodging, accommodations, meals, resident support services, counseling, guidance, and varying levels of medical care. The following group homes are defined by type:

(1) *Group home, small:* A home of six residents unrelated by blood, marriage, or adoption that provides a living environment for residents who operate as a functional equivalent of a family.

(2) *Group home, medium:* A home with more than six but less than 15 residents unrelated by blood, marriage, or adoption that provides a living environment for residents who operate as the functional equivalent of a family.

(3) *Group home, large:* A home with 15 or more residents that provides a suitable living environment for residents.

Health club: See also: Recreational Facility.

Heavy Sales, Rental and Service: This use includes retail, rental and/or service establishments that have permanent outdoor service or storage yards, or partially enclosed structures including, but not limited to, large-scale home improvement centers with outdoor storage and rental components, lumberyards, playground equipment sales and rental, truck repair establishments, and uses with permanent outdoor service or storage areas for heavy equipment such as truck rental establishments, large-scale moving centers, and temporary storage container facilities.

Height: The vertical distance of a structure measured from the average elevation of the proposed finished grade to the highest point of the roof for flat roofs, to the deck line of the mansard roof, and to the mean height between eaves and ridges for gable, hip and gambrel roofs. No height limitation in this ordinance shall apply to any of the following structures: silos, barns and other agricultural structures; church spires; cupolas; domes; monuments; water towers; smoke stacks; derricks; flag poles; masts; solar energy facilities; air conditioning equipment; elevator penthouses and similar structures required to be placed above the roof level and not intended for human occupancy.

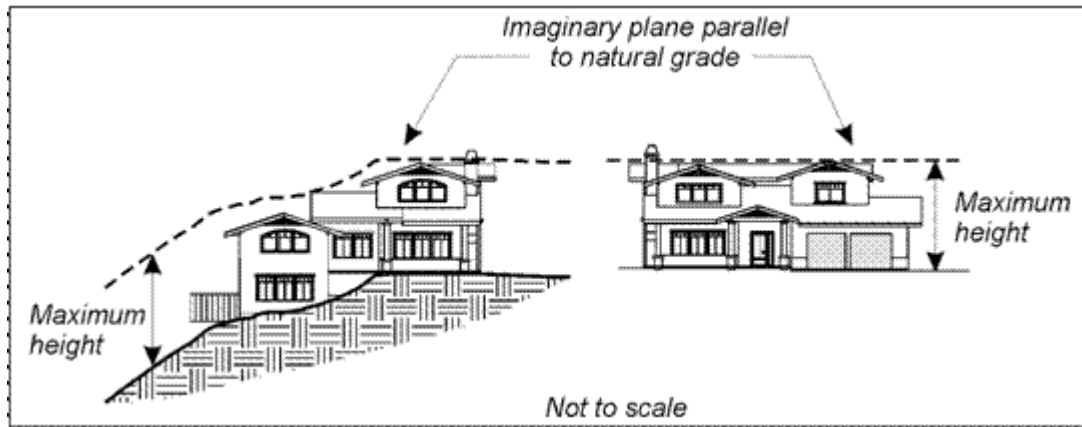


Figure 1: Height

Historic district: A district designated by the city as an area containing significant concentrations, linkage or continuity of buildings, structures, sites areas or lands which are united by architectural, historical, archaeological or cultural importance or significance such that the area requires protection and preservation. The Historic Preservation Ordinance of the City of Plaquemine provides the guidance, standards, and enforcement for lots and buildings located in the City of Plaquemine Historic Districts.

Home-based business: See Home Office.

Home Office (Home Occupation): A routine and customary nonresidential use conducted within or administered from a portion of dwelling or its permitted accessory building, and which is:

- (1) Clearly accessory to the dwelling,
- (2) Primarily conducted by resident(s) of the dwelling, and
- (3) Meets the standards of this chapter.

May also be referred as Home-Based Business.

Hospital: An institution providing health services, primarily for inpatients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities and staff offices.

Hotel: A building in which there are six or more interior accessed guest rooms where lodging with or without meals is provided for compensation and where no provision is made for cooking in any individual room or suite. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants and recreational facilities.

Impervious Coverage: The square footage or other area measurement by which all buildings and impervious surfaces cover a lot as measured in a horizontal plane to the limits of the impervious area(s), such as surface areas, walkways, patios and plazas. All parking spaces and lots, buildings, roads, driveways, walkways, tennis courts, patios, decks and any other structure or on-site material or ground condition that does not permit the natural absorption of water shall be included in the computation of impervious coverage.

Impervious Materials: Materials that prevent precipitation from contacting the existing soil and do not allow water to penetrate the soil.

Incidental Home Occupation: A business, profession, occupation or trade conducted within the principle structure of a residential use by a resident of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use.

Industry, or industrial: A land use involving processing, manufacturing, or warehousing or the outdoor storage of goods or materials intended for processing or manufacturing or the outdoor storage of

machinery or equipment to be used by the business at another location rather than being offered for sale or rent, all as distinguished from wholesale or retail trade and services. A laboratory which is not incidental or accessory to another use, such as a health clinic or a hospital, is also an industrial use.

Intensity: Any factor such as square footage, number of dwelling units, or number of employees used as a basis for requiring parking or loading facilities.

Kennel: An establishment where pet animals owned by another person are temporarily boarded for pay or remuneration of any sort. Kennel shall not apply to animal hospitals operated by veterinarians duly licensed under State law where the boarding of animals is accessory to medical treatment.

Junk yard: A lot where the primary purpose is the storage of junk, including scrap metals or other scrap materials, or the dismantling or wrecking of automobiles or other vehicles or machinery.

Landfill: A lot where the primary purpose is the disposal of ordinary waste generated by the populous of the city.

Landscape Area: A non-built-upon area of land in which landscape materials are placed, planted or maintained.

Landscape Plan: Shall mean the preparation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as planting ground and water forms, circulation, walks and other features to comply with the provisions of this Ordinance.

Landscaping: The installation of plant material or seed as a part of development.

Landscaping Services, Commercial: A commercial service that includes planning, design, installation and maintenance of plants and other natural materials for residential and commercial customers. Can include sale of plant and related materials and can includes storage of commercial landscaping equipment and vehicles.

Laundry facility: A commercial enterprise where washing machines and clothes dryers are provided for public use for a fee.

Lawn Maintenance: a home-based business providing basic lawn and plant maintenance to clients. No storage of heavy equipment nor the agriculture growing of plant materials nor sales of such materials are permitted. Storage of lawn equipment and materials shall be limited to a permitted accessory shed and/or to the principal building.

Letter of Understanding: A letter from the Building Official, or his duly authorized representative, setting out the substance of a pre-application conference.

Line of Sight Clearance Area: The triangular area formed by the lines extending from any corner of a corner lot adjacent to two (2) intersecting streets to a distance of twenty feet (20') along both property lines from the corner (constituting two sides); and the diagonal connecting such lines (constituting the third side).

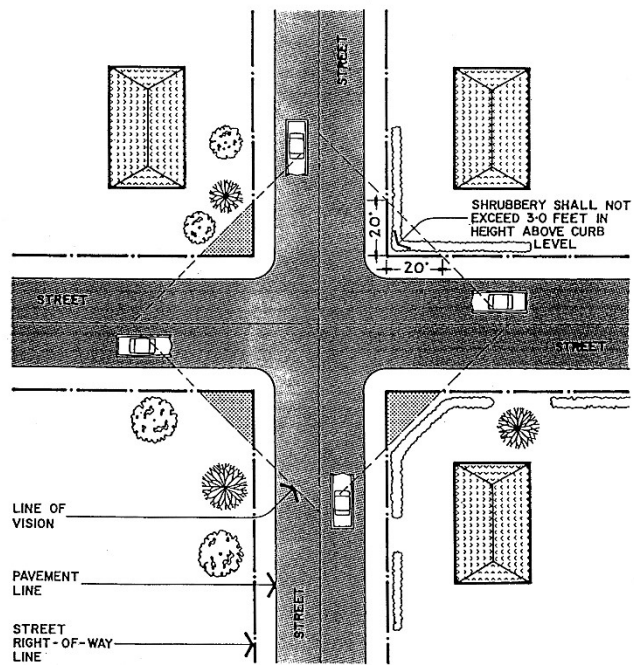


Figure 2: Line of Sight Clearance

Live/Work Dwelling: A structure combining a dwelling unit with a non-residential use permitted in the zoning district where the structure is located, which is principally used by one (1) or more of the residents. A live/work dwelling may also include the combination of a dwelling unit with arts-related activities, such as painting, photography, sculpture, music or film, and principally used by one (1) or more of the residents.

Loading Space: A space within a main building on the same lot as a main building, providing for the standing, loading or unloading of trucks.

Lodge: See also: Social Club or Lodge.

Lot: A parcel of land occupied by, or which may hereafter be occupied by, a building and its accessory buildings, together with such open spaces and parking spaces as are required under this chapter, and having its principal frontage on an officially approved street or place.

Lot Area: The total horizontal area within lot lines of a lot.

Lot, Corner: A lot abutting two (2) or more streets at their intersection.

Lot Coverage: The area of the lot covered by a structure.

Lot Depth: The average horizontal distance between the front and rear lot lines.

Lot, Flag: A lot located behind another lot, with an access strip of land to get back to it from a public street.

Lot, Through: A lot having frontage on two (2) approximately parallel streets or places.

Lot, Interior: A lot other than a corner lot.

Lot Lines: The lines forming the outer boundary of a lot.

Lot Width: The average horizontal distance between the side lot lines measured at the required front yard line and parallel to the front street line or measured at the street lone if no front yard is required.

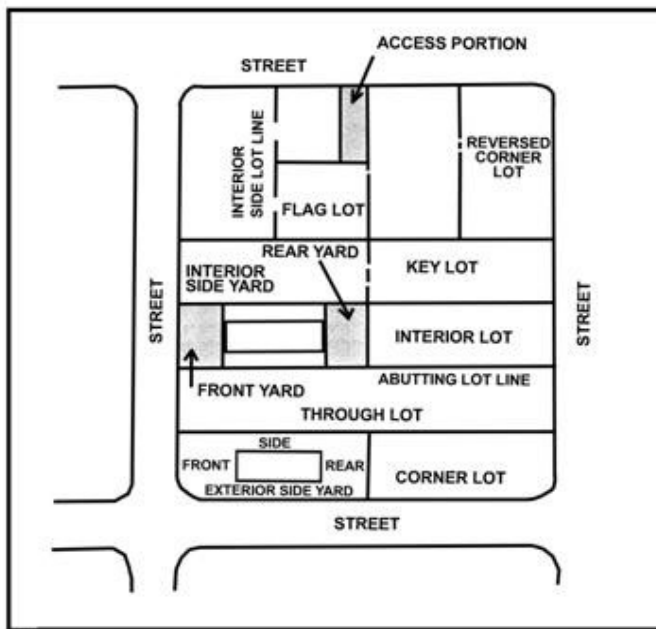


Figure 3: Lot Lines and Lot Types

Lot of record: A lot that is a part of a subdivision, the map of which has been recorded in the office of the clerk of court of Iberville Parish; or a parcel of land that became legally established and defined by deed or act of sale on or before June 12, 1959.

Main building: A building in which is considered the main or principal use of the lot on which the building is located.

Manufactured home: See *Prefabricated Housing: Manufactured Housing*.

Manufactured home park: See *Prefabricated Housing: Mobile Home Park*.

Manufacturing facility: A facility primarily engaged in manufacturing of fabricated products, including the alteration, remodeling or repair of industrial or commercial supplies or consumer goods.

Manufacturing, light: A facility primarily engaged in manufacturing of fabricated products, including the alteration, remodeling or repair of industrial or commercial supplies or consumer goods with less than 8 employees.

Manufacturing, medium: A facility primarily engaged in manufacturing of fabricated products, including the alteration, remodeling or repair of industrial or commercial supplies or consumer goods with 8 to 50 employees.

Medical/Dental office: An establishment in which one or more physicians, dentists, or other health care professionals and their allied professional assistants are associated for the purpose of carrying on their professions. A medical office may include a dental or medical laboratory but may not include in-patient care or operating rooms for major surgery and may not be open for after-hours emergency care.

Microbrewery/Winery: An establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, accordance with the applicable Louisiana Office of Alcohol and Tobacco Control regulations. May include accessory uses such as tours of the microbrewery/winery, retail sales, and/or on-site consumption, e.g., "taproom." This classification allows a microbrewery to sell beer/wine at retail and/or act as wholesaler for beer/wine of its own production for off-site consumption with appropriate state licenses.

Mini warehouse: A business in which separate storage units are rented to individuals who are entitled to exclusive and independent access to their respective units. May also be referred to as storage-only building, self storage or ministorage.

Mobile home: See *Prefabricated Housing: Mobile Home*

Motor Vehicle Dealership: An establishment that sells or leases new or used, functional automobiles, trucks, vans, trailers, recreational vehicles, boats, motorcycles or other motorized transportation vehicles. A motor vehicle dealership may contain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. See also Automobile Sales and/or Rentals.

Mortuary: An establishment in which the dead are prepared for burial or cremation. The facility shall be permitted to include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

Motel (or motor court): A building or a group of buildings in which there are six or more guest rooms, all with individual outside access doors facing a parking lot. Lodging with or without meals is provided for compensation and where no provision is made for cooking in any individual room or suite. Related ancillary uses may include, but shall not be limited to, conference and meeting rooms, restaurants and recreational facilities. Motel includes motor courts, motor lodges, and tourist courts, but not mobile home parks or travel trailer parks.

Neighborhood convenience store: See also: Convenience store, neighborhood.

Newspaper: A commercial establishment primarily engaged in gathering news, publishing and/or printing newspapers.

Nonconforming Lot of Record: A platted lot of record which does not comply with the lot size requirements of the zoning district in which it is located, as outlined in Section 4.1 of this Ordinance.

Nonconforming Structure: Any structure, which was lawful on the effective date of this ordinance but does not comply with all the standards and regulations of this ordinance or any amendment thereto, as outlined in Section 23.95 of this Ordinance.

Nonconforming use: Any use of land, structure, or building, which use lawfully existed at the time the provisions of this chapter became applicable to such land, but do not conform to current regulations as specified in this chapter.

Nursing Home: A facility designed and intended to provide nursing service on a continuing basis to persons, the majority of whom require such service under trained professional nurses or physicians, and for whom medical records are maintained. The term “nursing home” shall include post-operative centers but shall not include any facility used for providing service to any inmate of any prison or other correctional institution.

Office building: A building designed for, or used as, the office of professional, commercial, industrial, religious, institutional or public persons or organizations, provided no goods wares or merchandise shall be prepared or sold on any premises, except that in an office building which has five or more floors, goods, wares or merchandise may be sold on the street level.

Owner: The person or entity who has legal title to property, or who has effective custody and control of property.

Parapet Wall: That portion of the wall that extends above the roof line.

Parcel: Any quantity of land capable of being described with such definitiveness that its location and boundaries may be established, and which is designed by its owner as land to be used as a unit.

Parking: An area used for the parking of vehicles.

Parking Lot: An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles for limited periods of time. Parking may be available for residents, visitors, employees, clients, customers or similar users whether for compensation or at no charge.

Parking space: A space within a building, private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of an automobile. One automobile parking space shall be an area not less than eight feet by 20 feet and the access to the parking space from a public street or alley shall be provided in addition to the space necessary for the parking.

Parks/Playgrounds: A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses. A non-commercial facility designed to serve the recreational needs of the residents of the community and shall include but not be limited to: ball fields, basketball courts, skateboard parks, playgrounds and field houses which may have indoor recreation facilities.

Party Wall: A wall starting from the foundation and extending continuously through all stories to or above the roof that separates one (1) building from another but is in joint use by each building.

Penthouse, Mechanical: An enclosed structure above the roof of a building, other than a roof structure or bulkhead, that shelters mechanical equipment or vertical shaft openings in a roof.

Person: An individual, corporation, public agency, business, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal entity.

Personal care home: A use providing residential and support services to persons who are age 60 and over, have physical disabilities and/or have mental retardation, and who as a result need oversight and assistance with daily activities, such as meal preparation.

Personal Services Establishment: An establishment or place of business primarily engaged in the provision of frequent or recurrent services of a personal nature. Typical uses include, but are not limited to, beauty shops, barber shops, tanning salons, massage therapy studio, animal grooming, shoe repair, personal item repair shops, yoga studios, dance studios, and tailors. Personal services establishments shall not include any adult uses.

Pervious Materials: Materials that permit water to enter the ground by virtue of their porous nature or by large spaces in the material.

Pest Control, small: Home based pest control business which involve storage and mixing of pest control materials. Storage of pest control equipment and related materials shall be limited to a permitted accessory shed and/or to the principal building.

Pest Control, Commercial: Commercial pest control businesses which involve storage, mixing or loading of pesticides or other hazardous materials. Can include sale of materials and storage of commercial pest control equipment and vehicles,

Planned unit development: Residential buildings where the entire site is planned in such a manner that the various dwelling units, either attached or detached, are arranged in groups or clusters on those portions of the site most conducive to development, designed in such a manner that each dwelling unit may be sold separately from all other dwelling units, and where all owners of dwelling units also own an interest in recreational facilities, parking facilities, landscaped open space, natural open space or any combination thereof along with other appurtenant facilities.

Planting Area: Any area designed for landscape material installation having a minimum area of twenty-five (25) square feet.

Planting Strip: The portion of a street between the constructed curb and property line, (exclusive of the sidewalk and / or bike path area) planted with grass and / or trees. Provided, that if there is no constructed curb, then the "planting strip" means that portion of the street lying between a constructed sidewalk and the property line: Provided further, that if there is no constructed curb or constructed sidewalk, then planting strip means that portion of the street lying between the traveled way and the property line, exclusive of any established pedestrian path.

Plat: A map or plan of a parcel of land that is to be, or that has been, subdivided.

Prefabricated Housing: Any housing with structural or mechanical components manufactured and assembled away from the construction site. For purposes of this definition, the following terms shall have the following meanings:

Manufactured Housing: Dwelling units constructed primarily at a plant or facility on a production line basis and delivered to the site as an assembled unit or in modular form. Manufactured housing specifically refers to housing built under the Manufactured Home Construction and Safety Standards set by the U.S. Department of Housing and Urban Development (HUD).

Mobile Home: Prefabricated trailer-type housing units that are semi-permanently attached to land, either the owner's fee land or leasehold, such as in a mobile-home park. A mobile home is a moveable or portable structure designed and constructed on its own chassis and intended for connection to utilities for year-round occupancy as a dwelling. Any dwelling unit that qualifies as a modular home according to the definition herein is not considered a mobile home. Furthermore, a travel trailer is not considered a mobile home.

Mobile Home Park: A unified development of two (2) or more mobile home sites, plots or stands, arranged on a large tract usually under single ownership, meeting the area and yard requirements of this article, and designed to accommodate mobile homes for a more or less permanent duration. Such term may include travel trailer accommodations, provided that no more than twenty-five percent (25%) of the park is used for such purpose.

Modular Home: Modular homes are houses divided into multiple modules or sections, which are manufactured in a remote facility and delivered to their intended site of use. The modules are then assembled on a permanent foundation without a permanent chassis, into a single residential building. Unlike other prefabricated construction, modular homes conform to all state, local and regional codes (**Louisiana State Uniform Construction Code and International Building Code**

standards) where the structure is to be located **in accordance with LA RS §1730.71. Modular homes are considered to be permanent structures and are real property. This definition does not include recreational vehicle, manufactured home, travel trailer, or mobile home.**

Travel Trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling and may be hauled along a highway.

Principal building: A structure in which the primary use of the lot on which the building is located is conducted.

Principal use: A use that fulfills a primary function of a household, establishment, institutional or other entity.

Printing shop: An establishment primarily engaged in commercial printing and/or digital printing (except lithographic, gravure, screen, or flexographic printing) without publishing (except books, grey goods, and manifold business forms).

Professional office: An office which is not an accessory to another use and which is primarily used by professional practitioners and their assistants to perform or deliver professional services, but excluding a health clinic or a veterinary clinic.

Professional school: A school devoted to giving instruction in vocational, professional, musical, dramatic, artistic, athletic, or other special subjects and typically operated for commercial gain.

Property Line: The lines forming the boundary of a lot, whether those lines are determined by metes and bounds, single lot or combination of lots or portions of lots of record.

Public Improvement: Any drainage ditch, storm sewer or drainage facility, sanitary sewer, water main, roadway, parkway, sidewalk, pedestrian way, tree lawn, off-street parking area, lot improvement or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or for which the local government responsibility is established.

Public safety building: A public building that has as its primary function the protection of the public, such as a police station or fire station.

Public Services: Uses operated by a unit of government to serve public needs, such as a police (with or without a jail), fire service ambulance, judicial court or government offices, but not including public utility stations or maintenance facilities.

Public Way: Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

Public Use: Any use operated by an agency of government which provides a direct service to the public including police, fire, library, schools whether operated by a public body or not and recreational services.

Public Utility Station: A structure or facility used by a public or quasi-public agency to store, distribute, and/or generate electricity, gas, telecommunications, and related equipment, or to pump or chemically treat water. This does not include storage or treatment of sewerage, solid waste or hazardous waste.

Quasi-Public: Essentially a public use, although under private ownership or control.

Quorum: A majority of authorized members of a board or commission.

Recreational facility: A facility primarily for participation by the public in athletic activities. Recreational facility includes country clubs and athletic clubs. It shall not include facilities accessory to a private residence used only by the owner and guests or arenas or stadiums used primarily for spectators to watch athletic events.

Recreational Facilities, Indoor: A commercial establishment providing completely enclosed recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller skating or ice-skating, billiards, pool, motion picture theaters, and related amusements.

Recreational Facilities, Outdoor: An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions and similar structures used primarily for commercial recreational activities.

Recreational vehicle: A vehicular type portable structure without a permanent foundation designed and manufactured for recreational use, which can be towed, hauled or driven. The term includes, but is not limited to, self-propelled motor home, travel trailer, truck camper or camping trailer.

Rehabilitative Care Center: A building other than an apartment hotel, hotel, small or large group home, rooming house, tourist home, motel or motor lodge, providing temporary lodging and board and a special program of specialized care and counseling on a full-time basis. Such a center includes but is not limited to centers that provide for alcohol and drug abuse clientele, former inmates of prisons or correctional institutions, or former patients of mental illness institutions. A rehabilitative care center must be licensed by an agency of the State of Louisiana as a rehabilitative or similar care facility and shall be operated by an entity that is similarly licensed by the State of Louisiana.

Renovation: Interior or exterior remodeling of a structure, other than ordinary repair.

Residential garden: A small, private scale of cultivation and design with mixed vegetation. May also be referred to as domestic or cottage garden or a garden associated with a residential dwelling.

Restaurant - Any establishment whose primary purpose is the service of food for consumption on or off the premises. Restaurants shall be classified as follows:

Restaurant, Carry-out – An establishment where food, frozen desserts or beverages are primarily sold in a packaged, ready-to-consume state, intended for ready consumption by the customer on or off the premises. Carry-out restaurants shall not offer alcoholic beverages for sale.

Restaurant, Fast Food – An establishment where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises via car service and/or a drive thru lane, or able to be taken to a table or counter to be consumed. Fast food restaurants shall not offer alcoholic beverages for sale.

Restaurant, Full-service - A restaurant with table service (order placement and delivery on-site) provided to patrons, also including cafeterias; carryout service, if any, shall be a limited portion of the facility and activity. Full-service restaurants shall only offer alcoholic beverages for on-premise consumption. The average monthly revenue from the sale of alcoholic beverages shall NOT exceed fifty percent of its total average monthly revenue from the combined sale of food, nonalcoholic beverages and alcoholic beverages in accordance with applicable Louisiana Office of Alcohol and Tobacco Control regulations.

Restaurant, Specialty – Establishments whose primary business is the sale of a single type of food or beverage that is not considered a complete meal (e.g. candy, coffee, or ice cream). The sale of other food, beverages or merchandise is incidental to the sale of the specialty food or beverage. Food and beverages are for customer consumption on- or off-premises. Specialty restaurants shall not offer alcoholic beverages for sale.

Retail shopping: A store or shop engaged in the sale of commodities or goods to individual consumers for personal use rather than resale. Retail shopping shall not include, as either a primary or accessory use, automobile-oriented uses, the sale, rental, storage, service, or repair of any motor vehicles, or any use separately listed in a zone.

Retail Sales of Alcohol: Retail sale of alcoholic beverages for consumption off-premises, when licensed by the City and the State of Louisiana.

Roof Line: The highest continuous horizontal line of a roof. On a sloping roof, the roofline is the principal ridgeline, or the highest line common to one (1) or more principal slopes of roof. On a flat roof, the roofline is the highest continuous line of the roof or parapet, whichever is higher.

Satellite Dish Antenna: A dish antenna designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication or other signals from other antennas, satellites or services.

Setback: The required minimum horizontal distance between any structure or projection and the related front, side, and rear property line.

Setback, Building: The required minimum horizontal distance between the building and the related front, side, and rear property line. For the purpose of this section, the setback will be measured to the nearest point of the foundation wall of the building. A roof overhang or projection not to exceed two (2) feet will be allowed to project past the foundation wall.

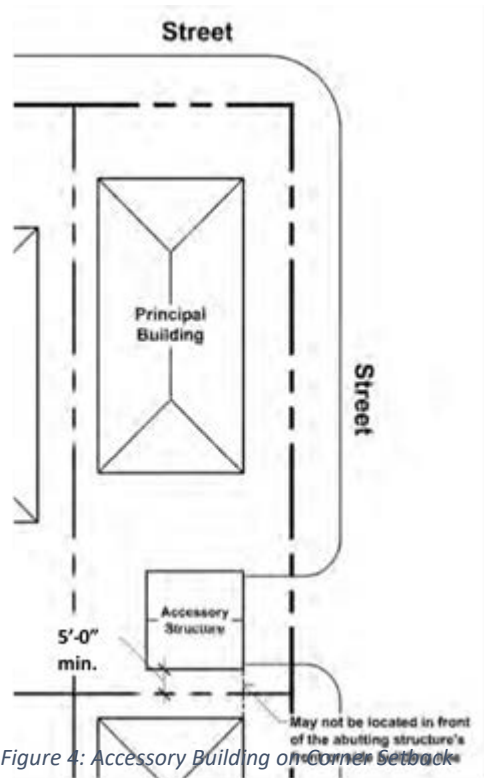


Figure 4: Accessory Building on Corner Setback

School: A public or private educational institution that offers instruction in the several branches of learning and study as required by the state. See also *Educational Facilities*.

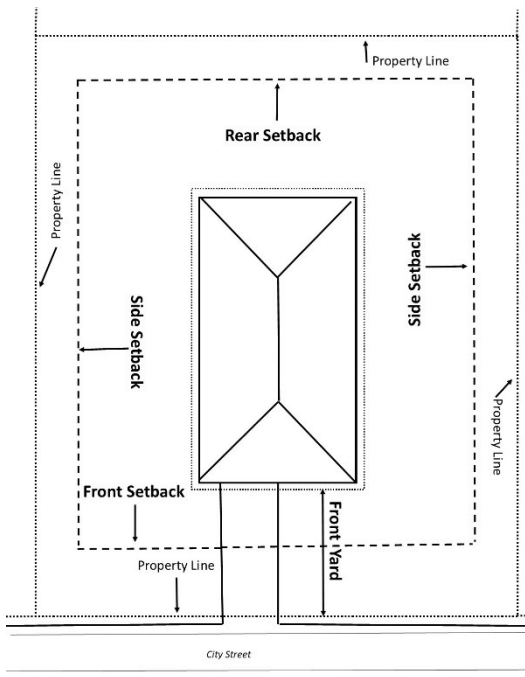


Figure 5: Setbacks

Self-storage: See also: Miniwarehouse.

Servitude: Same as easement.

Sidewalk: A paved pedestrian footpath between the curb lines or the lateral lines of a roadway and the adjacent property lines.

Sight Triangle: The triangle at either side of an access way or public right-of-way at its junction with a public street with sides of not less than ten feet (10') in length each along the public right-of-way and/or access way within which clear visibility of approaching vehicular or pedestrian traffic must be maintained in all directions.

Sign: A sign is defined as a medium of communication, including its structure and component parts, which is used or intended to be used to attract attention to its subject matter or location usually for advertising purposes, including paint on the surface of a building. Each distinctive message painted or placed on a building or other structure shall be considered an individual sign.

Building Signs: A sign that is attached to a building wall or structure.

Changeable Signs: A sign designed to allow the changing of the message content through manual, mechanical, or electrical means.

Electrical Signs: Any sign containing or using electrical wiring, but not including signs illuminated by an exterior light.

Freestanding Signs: A sign that is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of a building or other structure whose principle function is something other than the support of a sign. A sign that stands without supporting elements, such as "sandwich sign", is also a freestanding sign.

Off-Premise Signs: A sign that draws attention to or communities' information about a business, service, commodity, accommodation, attraction or other activity that is conducted, sold or offered at a location other than the premises on which the sign is located.

Outdoor Advertising Signs: Any type of sign that is freestanding and is either affixed to the ground or to another structure, or that is placed or painted on a vertical surface, and is used for the lease of commercial advertising display space which directs the attention of the general public to a commercial activity conducted, a service rendered, or a commodity or product sold or produced which is not primary activity, service, commodity or product provided on the premise on which the sign is located.

Site Plan: (Also called development plan) An accurate, scaled drawing showing the location of buildings, the landscaping, parking, circulation and such other features as floor plans and elevations to help describe the existing and proposed development of a specified area.

Shopping center (or shopping mall): A complex consisting of primarily a one-story or two-story building or buildings containing not less than four independently operated stores or shops developed under one comprehensive plan where the ground-floor stores or shops generally have access directly to a sidewalk or parking lot, and where all stores and shops are served by a common parking lot.

Social Club or Lodge: Buildings and facilities or premises used or operated by an organization or association for some common purpose, such as, but not limited to, a fraternal, social, educational or recreational purpose, but not including clubs organized primarily for profit or to render a service that is customarily carried on as a business. Such organizations and associations shall be incorporated under the laws of the State of Louisiana as a non-profit corporation or registered with the Secretary of State of Louisiana.

Special Use: A use for which the City's Planning and Zoning Commission, Board of Selectmen, and the City may grant permission following a hearing and findings of fact consistent with the provisions of this Ordinance, and provided the use complies with standards of this Ordinance and any conditions established by the Board and City. See also *Conditional Use*.

Storage-only building: See also: Mini warehouse.

Storage Yard: a facility or area for the storage of materials, equipment, and commercial vehicles utilized by building and construction contractors, craftsmen and tradesmen, and may include accessory offices related to such activities.

Storage Material Yard, Outdoor: Industrial site and storage yard or trailer parking. The storage of any material, as a principal use of the lot, or for a period of more than twenty-four (24) hours, including items for sale, lease, processing and repair not in an enclosed structure. Items within an outdoor storage yard must be owned or leased by the owner of the storage yard.

Story: That portion of a building included between the surface of any floor and the surface of the floor next to it; or, if there is no floor above it, then the space between the floor and the ceiling above it.

Street: A thoroughfare that affords the principal means of access to abutting property. The following shall be used to classify all streets:

Freeways: A divided multi-lane highway for through traffic with all crossroads separated in grade and with full control access.

Expressways: A divided arterial highway for through traffic with full or partial control of access and generally with grade separation at major intersections.

Arterial Streets: Public thoroughfares that serve the major movements of traffic within and through Iberville Parish.

Collector Streets: Public thoroughfares that serve to collect and distribute traffic primarily from local residential streets to arterial streets.

Local Streets: Facilities that are used primarily for direct access to abutting properties and leading into the collector street system.

Frontage Road or Service Road: A street adjacent to a freeway, expressway or an arterial street separated there from by a dividing strip and providing ingress and egress from abutting property.

Cul-de-Sac: A street having an outlet at one end only and having the other end permanently closed with facilities permitting vehicles to turn around.

Dead-End Street: A street having an outlet at one end only and terminated at the other end by undeveloped property. It may or may not have facilities permitting vehicles to turn around.

Public Streets: A public street is a road, thoroughfare, alley, highway, or bridge under the jurisdiction of a public agency.

Private Streets: Private streets are owned by residents, and have a publicly recognized indenture, or covenant, that outlines governance and acts as a deed restriction. In order to create a private street, property owners must pay the fees to support upgrades and maintenance of said street. The Town of Plaquemine shall provide police and fire protection, as well as trash removal services. The residents shall pay for maintaining or paving sidewalks and street surfaces, maintaining or planting trees, and maintaining or installing streetlights and entry gates. Private streets must meet minimum standards for drainage and storm water regulations, pedestrian safety regulations, and fire/emergency vehicle requirements.

Major State or Interstate Highway: Those highways, which have an average daily total of at least twenty-five thousand (25,000) vehicles at the intersection or section nearest to the use in question.

Structure: A combination of materials constructed or erected with a fixed location on the ground or is attached to something having a fixed location on the ground.

Subdivision: The division of a parcel of land into two (2) or more lots, tracts, or parcels for the purpose, whether immediate or future, of sale, lease or building development, or if a new street is involved, any division of a parcel of land. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided.

Subdivision Regulations: The City of Plaquemine Subdivision Regulations.

Surveyor: A qualified registered land surveyor in good standing with the Louisiana Board of Registration.

Tattoo Parlor: Establishments where services offered are tattooing, body piercing and non-medical body modification.

Telecommunications. As defined in the federal Telecommunications Act of 1996, means the transmission between or among points specified by the user, or information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications Antenna: A device, dish, or array used to transmit or receive telecommunications signals.

Telecommunications Facility: An unstaffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators.

Telecommunications Tower: as used in sections 23-68 through 23-100, shall mean a tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed, or on a building.

Telecommunications Tower Height: the distance from base of the tower to the top of the structure.

Temporary Use: A use that is authorized by this code to be conducted for a fixed period of time. Temporary uses are characterized by such activities as the sale of agricultural products, contractors' offices and equipment sheds, fireworks, carnivals flea markets, and garage sales.

Townhouse: See Dwelling: Townhouse. *Theater:* See also: Amusement enterprise.

Tract: A parcel of land identified by letter or number the boundaries of which are shown on the recorded subdivision or development plat. A tract need not be suitable for development.

Traffic Generation Rates: The average daily trips generated per unit of land, as set forth by the Institute of Traffic Engineering or authenticated local figures for approval by the City Engineer.

Trailer: Any vehicle, building or structure originally manufactured as a movable, covered or uncovered, used for living, sleeping, storage purposes, churches or any other legitimate purposes, having no foundation other than the ground, concrete, wheels, blocks, skids, jacks, horses, skirting, or pillars or which is, has been or reasonable may be equipped with wheels or other devices for transporting the vehicle from place to place, whether by motor power or other means. See also *Prefabricated Housing: Travel Trailer*

Training facility: See also: *Recreational facility*.

Trash/Garbage Storage Area: That area of a development used for the storage and containment of refuse and refuse containers (i.e. dumpsters).

Transportation center: A lot which contains a train station, bus depot, local bus stops, or any combination of transportation facilities, and which serves as a main artery of public transportation.

Truck stop: A facility oriented to the servicing of and sale of fuel to truckers and providing support facilities for truck drivers. Such truck stop may also be a qualified video poker truck stop facility, in accordance with Louisiana Gaming Control Board.

Trucking facility: Those facilities as contemplated in LA R. S. 33:4862.1 et seq., which are designed primarily for serving eighteen-wheel tractor-trailer motor vehicles, but where no video draw-poker devices may be operated.

Use: The activity or purpose for which the land or a building is arranged, designed, or intended or for which either land or building is or may be occupied or maintained.

Use, Change of: The change within the classified use of a structure or parcel.

Variance: A modification of density, bulk, area or any other dimensional requirement of this chapter where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the results of any action taken by the applicant, a literal enforcement of this chapter would result in unnecessary hardship and/or practical difficulty.

Vehicle: Any means of transport on land, especially on wheels (e.g. a car, bus, bicycle etc.)

Vehicle, Commercial: Those exceeding one (1) ton in size with advertising or special equipment, which distinguish it from private automobiles. Any vehicle used for commercial purposes, except passenger vehicles used for to and from work. All vehicles with more than two (2) axles, except motor homes used for recreation and not used in commerce. Note: A sign alone on a vehicle does not make the vehicle commercial.

Vehicle, Recreational: A vehicle designated for temporary living quarters for camping, traveling, or recreational use. It may have its own motive power or be mounted on or pulled by another vehicle.

Vehicle Storage Yard: Any land or buildings used primarily for the permanent or temporary storage of inoperable vehicles, machinery, or other equipment on a temporary or permanent basis.

Veterinary Hospital: Any building or portion of a building which is regularly used for the treatment of animals by a veterinary practitioner.

Video game store: An establishment primarily engaged in selling and/or renting video games, movies, disks, video game consoles and related equipment.

Warehouse: A building or premises used for short and/or long-term storage in connection with production and marketing or in connection with manufacturing, freight handling, and retailing.

Yard: An open space at existing ground level between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of structure upward except as otherwise provided herein. In measuring a yard to determine the width of a yard, the minimum horizontal distance between the lot line and the maximum permissible main building shall be yard dimension.

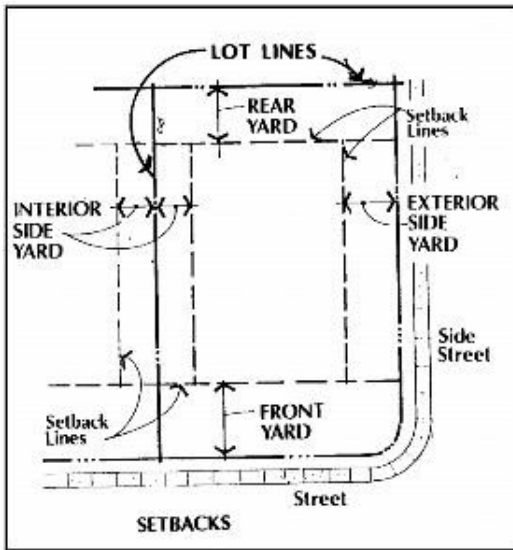


Figure 6: Yards and Setbacks

Yard, front: A yard extending across the full width of a lot between the side lot lines and between the front property line and the front line of the building projected to the side lines of the building site and being the minimum distance between the street line and the building, or any projection thereof, other than steps and cornices. The depth of the front yard shall be measured between the front line of the building and the street line. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has the least dimension.

Yard, Rear: A yard extending across the rear of the lot between the side lot lines and being the minimum horizontal distance between a rear lot line and the rear of the maximum main building. The rear yard shall be at the opposite end of the lot from the front yard. However, on through lots fronting two (2) streets, two (2) front yards shall be provided.

Yard, side: A yard between the main building and the side lot line of the lot, extending from the front lot line to the rear lot line and being the minimum distance between a side lot line and the side of the building of any projections other than steps or cornices.

Zero lot line: a dwelling designed to be occupied by a single family, built on a lot line, but separate from any other building by open space on all sides. May also be referred to as "Garden home".

Zoning Commission: The term "Zoning Commission" shall mean the City of Plaquemine Planning and Zoning Commission (Board) created under La. R.S. 33:4721 et seq., which shall have the powers provided for by Louisiana law and as may be provided for in this Chapter 23 Zoning of the City of Plaquemine, Code of Ordinances.

Sec. 23-140. Tables

PLAQUEMINE USE DISTRICTS DRAFT						
Table X.1: Residential Districts Permitted and Special Uses						
Uses	Districts					Use Standards
	R-10	R-9	R-6	R-4	R-2	
RESIDENTIAL						
Dwelling, multi-family (apartment)						
Dwelling, single-family	P	P	P	P	P	Sec. 23-38
Dwelling, townhouse			P	P	P	
Dwelling, two-family (Duplex)			P	P	P	

Modular Home	P	P	P	P	P	Sec. 23-38
Elderly Housing, Nursing Home					S	
Elderly housing, Assisted Living					S	
Elderly Housing, Continuing Care					S	
Garage Apartment			P	P	P	
Manufactured Home						Sec 23-49
Mobile Home						Sec 23-49
Travel Trailer						Sec 23-49
PUD	S	S	S	S	S	Sec. 23-101
COMMERCIAL						
Beauty/Barber Shop (no signage allowed)		S	S	S	S	
Bed and Breakfast			P	P	P	
Day Care Center, Adult (Small)		S			S	
Day Care Center, Child (Small)		S	S	S	S	
Day Care Home, Adult (Small)		S		S	S	
Day Care Home, Adult (Large)					S	
Day Care Home, Child (Small)		P	P	P	P	
Day Care Home, Child (Large)					S	
Funeral Home					S	
Lawn service, Small					S	
Mortuary					S	
Pest Control, Small					S	
Office, Professional (two or less employees including principal, no signage)		S	S	S	S	

Uses	Districts					Use Standards
	R-10	R-9	R-6	R-4	R-2	
INSTITUTIONAL						
Cemetery					S	
Church		S	P	S	S	
Cultural Building/Museum			S	S	S	
Domestic Shelter				P	P	
Garden		P	P	P	P	

Golf course		P	P			
Government Building			P	P		
Library		P	P	P	P	
Park or playground		P	P			
Public Safety			P	P	P	
School (Educational Facilities)		P	P	P	P	
Social Club/Lodge			PS	S	S	
ACCESSORY						
Home Office (Home Occupation)	P	P	P	P	P	Sec. 23-82
Satellite Dish	P	P	P	P	P	
Accessory Structure	S	S	S	S	S	

Key: P = Permitted Use; S = Special Use Permit

PLAQUEMINE USE DISTRICTS DRAFT							
Table X.2: Commercial and Industrial Districts Permitted and Special Uses							
Uses	Districts						Use Standards
	Ag	B-8	C-6	C-4	Ind	A-2	
RESIDENTIAL							
Dwelling, multi-family (apartment)							
Dwelling, single-family	P	P	P	P	P		
Dwelling, townhouse	P	P	P	P	P		
Dwelling, two-family (Duplex)	P	P	P	P	P		
Elderly Housing, Retirement Housing			P	P			
Elderly Housing, Nursing Home			P	P	P		
Elderly housing, Assisted Living			P	P			
Elderly Housing, Continuing Care			P	P			
Garage Apartment	P	P	P	P	P		
Group Home, Small	S		P	P	P		
Group Home, Medium	S		P	P	P		
Group Home, Large	S		P	P	P		
Independent Living Facility			P	P	P		
Shelter, Domestic			P	P			
Modular Home	P	P	P	P	P		
Mobile Home Park				P			Sec 23-49
Trailer Park				P			Sec 23-49
Manufactured Home Park				P			Sec 23-49
PUD	S	S	P	P	P		Sec. 23-101

Uses	Districts						
	Ag	B-8	C-6	C-4	Ind	A-2	Use Standards
COMMERCIAL							
Amusement Center			P	P	P		
Animal Shelter					P		
Art Gallery		P	P	P	P		
Art Studio		P	P	P	P		
Auto Car Wash			P	p	P		
Auto Rental and Sales			P	P	P		
Automobile Parking Lot			P	P	P		
Automobile Parking Lot, Large					P		
Bakery (Small)		S	P	P	P		
Bakery, Commercial				P	P		
Bank (Financial Institution)			P	P	P		
Bar and Nightclub							
Beauty/Barber Shop		P	P	P	P		
Brewpub							
Caterer	S	P	P	P	P		
Check Cashing Store			P	P			
Bed and Breakfast		P	P	P	P	P	
Coffee Shop (Café)		S	P	P	P		
Convenience Store			P	P	P	P	
Convenience Store, Neighborhood		P	P		P		
Day Care Center, Adult (Small)		S	P	P	P		
Day Care Center, Adult (Large)		S	P	P	P		
Day Care Center, Adult (Commercial)		S	P	P	P		
Day Care Center, Child (Small)		S	P	P	P		
Day Care Center, Child (Large)		S	P	P	P		
Day Care Center, Child (Commercial)		S	P	P	P		
Day Care Home, Adult (Small)		P	P	P			
Day Care Home, Adult (Large)		P	P	P			
Day Care Home, Child (Small)		P	P	P			
Day Care Home, Child (Large)		P	P	P			

Drug Store			P	P	P		
Dry Cleaning Facility			P	P	P		
Dry Cleaning Store		P	P	P	P		

Uses	Districts						
	Ag	B-8	C-6	C-4	Ind	A-2	Use Standards
Funeral Home		P	P	P	P		
Gasoline Station			P	P	P	P	
Grocery Store			P	P	P	P	
Grocery store (Small)		P	P	P	P		
Hotel			P	P	P	P	Sec 23-52
Landscaping Service, Commercial	S			P	P		
Laundry Facility			P	P	P		
Lawn service		P	P				
Medical/Dental Office		S	P	P	P		
Microbrewery/Winery							
Miniwarehouse			P	P	P		
Mortuary		P	P	P	P		
Motel							
Newspaper			P	P	P		
Office, Commercial			P	P			
Office, Professional (less than four employees including principal)		P	P	P	P		
Office, Professional (more than 4 employees)			P	P	P		
Pay-Day Loan Agency				P			
Personal Services Establishment		P	P	P			
Pest Control, Small			P	P	P		
Pest Control, Commercial				P	P		
Print Shop			P	P	P		
Recreational Facility			P	P			
Rehabilitative Care Center			S	S			
Restaurant, Carryout		P	P	P	P		
Restaurant, Fast Food			S	S	P		
Restaurant, Full-service				P	P	P	
Restaurant, Specialty		P	P	P	P		
Retail Manufacturing					P		
Retail Shopping				P			

Shopping Center/Mall				P			
Storage facility					P		
Tattoo Parlor				P	S		
Theater			P	P	P		
Truck Stop and Casino			S		P		
Veterinary Hospital		S	P	P			
Video Game Store		P	P	P	P		
Uses	Districts						
	Ag	B-8	C-6	C-4	Ind	A-2	Use Standards
INSTITUTIONAL							
Cemetery			P	P			
Church		P	P	P	P		
Cultural Building/Museum			P	P	P		
Domestic Shelter	S						
Garden (Community)		P		P	P		
Government Building			P	P	P		
Hospital				P	P		
Library		P	P	P	P		
Park or playground		P	P	P	P		
Public Safety				P	P		
Recreational Facility/Health Club			S	P	P		
School (Educational Facilities)		P	P	P	P		
Social Club/Lodge		P	P	P	P	P	
Telecommunication Tower				S	P		Sec. 23-87
INDUSTRIAL							
Automotive repair shop, Major			S	P	P		
Automotive repair shop, Minor			P	P	P		
Electrical Generation Plant					P		
Manufacturing, Light				P	P		
Manufacturing, Medium					P		
Storage Yard, Outdoor Materials				S	S		
Truck Stop and Casino			S	S	P		
Trucking facility					P		
Transportation Terminal				P			
Warehouse				P	P		
Warehouse (Large)					P		
AGRICULT							

URE							
Dwellings	P						Sec. 23-44
Maintenance and storage buildings	P						Sec. 23-44

Key: P = Permitted Use; S = Special Use Permit

Yards

TABLE X.1: MINIMUM LOT AND YARD SIZE REQUIREMENTS DRAFT							
Zoning Districts	MINIMUM YARDS			MINIMUM LOT SIZE			
RESIDENTIAL	Front Depth	Rear Depth	Side Depth Footage	Area Square Feet	Lot Width	Bldg Height Feet	Zero Lot Line
R-10	25 ft.	10ft.	10ft.	9000 sq ft	75 ft.	35 ft.	no
R-9 ¹	25 ft.	10 ft.	10 ft.	9000 sq ft	75 ft. with exception	35 ft.	yes
R-6 ²	25 ft.	10 ft.	10 ft.	6000 sq ft	60 ft. with exception	35 ft.	yes
R-4 ³	20 ft.	10 ft.	5 ft.	4500 sq ft	50 ft. with exception	35 ft.	yes
R-2 ⁴	20 ft.	10 ft.	5 ft.	3000 sq ft	30 ft. with exception	35 ft.	yes
Zoning Districts	MINIMUM YARDS			MINIMUM LOT SIZE			
HISTORIC DISTRICTS	Front Depth	Rear Depth	Side Depth Footage	Area Square Feet	Lot Width	Bldg Height Feet	Zero Lot Line
HR	All structures/properties are subject to current zoning ordinances with additional historic district restrictions						yes
HB	All structures/properties are subject to current zoning ordinances with additional historic district restrictions						yes
HC	All structures/properties are subject to current zoning ordinances with additional historic district restrictions						yes
Zoning Districts	MINIMUM YARDS			MINIMUM LOT SIZE			
COMMERCIAL AND INDUSTRIAL	Front Depth	Rear Depth	Side Depth Footage	Area Square Feet	Lot Width	Bldg Height Feet	Zero Lot Line
Ag	30 ft.	60 ft.	15 ft.	10 acres min.	400 ft	35 ft.	no
B8—Business ⁵	20 ft.	10 ft.	5 ft.	4500 sq ft	50 ft. with exception	35 ft.	no
C-6	20 ft.	10 ft.	5 ft.	4500 sq ft	60 ft.	35 ft.	no
C-4	20 ft.	10 ft.	5 ft.	4500 sq ft	60 ft.	35 ft.	no
<i>Telecommunication Tower</i>	<i>20 ft.</i>	<i>10 ft.</i>	<i>5 ft.</i>	<i>4500 sq ft</i>	<i>60 ft.</i>	<i>35 ft.</i>	<i>no</i>
A-2 (Alcohol)	20 ft.	10 ft.	5 ft.	4500 sq ft	60 ft.	35 ft.	no
Industrial	20 ft.	10 ft.	5 ft.	4500 sq ft	60 ft.	35 ft.	no
1 EXCEPTION: Lot Width Exception: duplex 75' one per lot							
2 EXCEPTION: Lot Width Exception: duplex 60'—2 units only ; townhouse 60'—1 unit only							

3	EXCEPTION: Lot Width Exception: duplex 60' —2 units only ; townhouse 60'—2 units only
4	EXCEPTION: Lot Width Exception: duplex 60' —2 units only; townhouse 50'—2 units only
5	EXCEPTION: Lot Width Exception: duplex 60' —2 units only; townhouse 60'—2 units only
<i>EXCEPTION: For additional restrictions, see sections 23-131 to 23-132 relative to Commercial and Industrial property parcel, adjacent to or across from residential district.</i>	
<i>Pursuant to City of Plaquemine Code of Ordinances section 23-1 et seq.</i>	

Parking

TABLE X.1: OFF-STREET VEHICLE PARKING REQUIREMENTS DRAFT	
Use	Number of Parking Spaces Required
RESIDENTIAL	
Dwelling, Single-Family	2 spaces/dwelling unit
Dwelling, Two-Family	2 spaces/dwelling unit
Dwelling, Townhouse	2 spaces/dwelling unit
Dwelling, Multi-Family	Efficiency units; 1 space/unit
	One bedroom units; 1.5 spaces /unit
	Two bedroom units; 1.5 spaces/units
	Three or more bedroom units; 2.5 spaces/unit
Manufactured Home Park	2 spaces/dwelling unit
Mobile Home Park	2 spaces/dwelling unit
Trailer Park	1 space/dwelling unit
Elderly Housing, Retirement Housing	1 space/dwelling unit
Elderly Housing, Nursing Home	.25 space/dwelling unit
Elderly Housing, Assisted Living	.5 space/dwelling unit
Elderly Housing, Continuing Care	To be calculated based on the type of facility or combination of facilities provided above
Group/Community Home	1 space/3 residents
Independent Living Facility	1 space/dwelling unit
Residential Care Facility	1 space/4 residents
COMMERCIAL	
Bed and Breakfast	1 space/guest room plus 2 spaces/dwelling unit
Day Care	1 space/300 SF of GFA
Hotel	1 spaces/guest room plus one per 500 sq ft of common area
Medical/Dental Clinic	1 space/200 sf GFA

Office, All except home office	1 space/300 sf GFA
Recreational facility	1 space/100 sf GFA
Restaurant	1 space/100 sf GFA
Restaurant, Carry-Out and Fast-food	2 spaces/1,000 sf GFA plus 3 stacking spaces for drive-through lane
Restaurant, Full-Service	2 spaces/1,000 sf GFA
Restaurant, Specialty	1 space/1,000 sf GFA plus 3 stacking spaces for drive-through lane
Retail	1 space/200 sf GFA
Retail Shopping	1 space/300 sf GFA
Shopping center	Under 500,000 sf GFA: 2 spaces/1,000 sf gross leasable area
	500,000 sf or more GFA: 4 spaces/1,000 sf gross leasable area
Social Club/Lodge	1 space/300 sf GFA

Parking

TABLE X.1: OFF-STREET VEHICLE PARKING REQUIREMENTS DRAFT	
Use	Number of Parking Spaces Required
INSTITUTIONAL	
Cemetery	1 space/20,000 of GFA plus 1 space/4 chapel seats plus 3 spaces/1,000 sf of office
Church	1 space/50 sf gross floor area without fixed seats used for assembly purposes plus 1 space/every 3 seats
Cultural Building	1 space/300 sf GFA
Educational Facility, ELEMENTARY	2 spaces/classroom
Educational Facility, SECONDARY	4 spaces/classroom plus 3 spaces/1,000 sf of office
Educational Facility, UNIVERSITY and VOCATIONAL	5 spaces/classroom plus 3 spaces/1,000 sf of office
Golf Course	4 spaces/hole
Government Facility	2 spaces/1,000 sf GFA
Hospital	1 space/room
Library	1 space/300 sf GFA
Public Safety or public works	2 spaces/1,000 sf of office and public use area
INDUSTRIAL	
Manufacturing	1 space/1,000 sf GFA
Warehouse	1 space/20,000 sf of warehouse plus 2 spaces/1,000 sf office
GFA = Gross Floor Area	

Signage

TABLE X.1: SIGNAGE STANDARDS DRAFT

Sign Classification by Zoning District	Maximum Area in sf	Minimum Setback in feet ⁶	Maximum height in feet	Total allowed
B-8				
Freestanding ²	501	10	10	1
Monument sign	501	10	6	1
Attached ³	501	N/A	N/A	1
C-6, C-4, Ind				
Freestanding ⁴	1.5 sf/linear foot of street frontage	10	35	1
Monument sign	1.5 sf/linear foot of street frontage	10	6	1
Attached	1.5 sf/linear foot of building frontage	N/A	N/A	N/A
<ol style="list-style-type: none"> 1. The total area of all on-premise signs <u>at any particular location</u> shall not exceed fifty (50) square feet. 2. Nonresidential use, monument sign only. 3. Nonresidential use. 4. When facing land that is residentially zoned or used, limited to a monument sign only. 5. Freestanding and monument signs setbacks to be determined by the Board of Selectmen, if applicable. 6. Setback is measured from the leading edge of the sign. 				

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the Mayor and Board of Selectmen of the City of Plaquemine, Louisiana, that this ordinance shall become effective as provided by law.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the Mayor and Board of Selectmen of the City of Plaquemine, Louisiana, that all other ordinances or parts of ordinances in conflict herewith are hereby repealed in their entirety.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the Mayor and Board of Selectmen of the City of Plaquemine, Louisiana, that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items or applications of this ordinance are hereby declared severable.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADOPT A RESOLUTION IN OPPOSITION OF ALL PROPOSED LEGISLATION THAT TRANSFERS THE ADMINISTRATION AND COLLECTION OF LOCAL SALES & USE TAXES TO THE LOUISIANA DEPARTMENT OF REVENUE.

Selectman Oscar S. Mellion moved, seconded by Selectman Lindon A. Rivet, Jr.:

A RESOLUTION IN OPPOSITION OF ALL PROPOSED LEGISLATION THAT TRANSFERS THE ADMINISTRATION AND COLLECTION OF LOCAL SALES & USE TAXES TO THE LOUISIANA DEPARTMENT OF REVENUE.

WHEREAS, the Constitution of the State of Louisiana grants local governments the right to levy and collect local sales and use taxes;

WHEREAS, there are several constitutional amendments and bills introduced in the 2019 Regular Legislative Session that would transfer collection responsibility of local sales and use tax levies to the State Department of Revenue; and

WHEREAS, local taxing authorities possess the best knowledge and experience to properly collect its own taxes and have a proven record of proactive advancements in the areas of enforcement, audit coverage, dispute resolution, reporting technology and successful litigation; and

WHEREAS, the State of Louisiana's budget issues do not offer prospects for the Department of Revenue to have sufficient resources to provide the necessary taxpayer assistance, enforcement programs and training of its employees on the specific application of local sales and use tax ordinances without significant cost contributions from local governments, thereby resulting in the direct and indirect loss of local tax receipts; and

WHEREAS, many local taxing authorities have issued bonded indebtedness guaranteed by the passage locally adopted sales and use tax levies, collection of said levies are the direct responsibility of local governments, and the transfer of that responsibility to a state agency may generate legal challenges and jeopardize future bond issues; and

WHEREAS, the central local collector of sales and use taxes in each parish is directly responsible to the local taxing authorities and their elected officials for the performance of local tax administration, and the Secretary of the Department of Revenue being an appointee of the Governor of the State, uncertainty exist as to who in the Department of Revenue will be accountable to local taxing authorities for the performance of such critical local tax administration,

NOW THEREFORE, BE IT RESOLVED, that the City of Plaquemine, through its Mayor and Board of Selectmen, as a local taxing authority and/or governing body, that each member of the legislative delegation for the Parish of Iberville is urged to vigorously oppose any and all proposed legislation that transfers the administration and collection of local sales and use taxes to the Louisiana Department of Revenue; and

BE IT FURTHER RESOLVED, that a copy of this resolution be sent forthwith to said legislators so that they will be made aware of our position on this matter.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADOPT A RESOLUTION AUTHORIZING THE MAYOR TO USE THE MONIES RECEIVED BY THE CITY OF PLAQUEMINE FROM BR PORT SERVICES, LLC FOR THE ACQUISITION OF AN ELECTRICAL TRANSFORMER FOR ITS PLAQUEMINE POWER SUBSTATION AND OTHER MATTERS RELATED THERETO.

Selectman Lindon A. Rivet, Jr. moved, seconded by Selectman Timothy L. Martinez:

RESOLUTION AUTHORIZING THE MAYOR TO USE THE MONIES RECEIVED BY THE CITY OF PLAQUEMINE FROM BR PORT SERVICES, LLC FOR THE ACQUISITION OF AN ELECTRICAL TRANSFORMER FOR ITS PLAQUEMINE POWER SUBSTATION AND OTHER MATTERS RELATED THERETO

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, acknowledge and recognize that it is in the best interest of the residents and business in the City that a transformer be acquired to back up the current transformer in operation at the Plaquemine Power Substation; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, further acknowledge and recognize that the City received \$500,000 from BR Port Services, LLC, in 2015, for the sale of a Right of Way over the City's property located West Baton Rouge Parish, which has been deposited for the City's use; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, acknowledge and recognize that the \$500,000 was deposited for the betterment of the City's water system, as the City deemed appropriate; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, hereby declare that it is appropriate and necessary that the \$500,000 deposited in 2015 from the sale of the Right of Way to BR Port Services, LLC, be used for the acquisition, installation, and operation of a transformer at the Plaquemine Power Substation.

THEREFORE BE IT RESOLVED, that the City of Plaquemine, through its Mayor and Board of Selectmen, hereby adopt the above resolution on the terms and conditions as set forth herein.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADOPT A RESOLUTION DECLARING AN EMERGENCY TO ACQUIRE SUBMERSIBLE SEWER PUMP FOR THE LIFT STATION AT CHARLES STREET AND DARBY AVENUE AND OTHER MATTERS RELATED THERETO.

Selectman Timothy L. Martinez moved, seconded by Selectman Lindon A. Rivet, Jr.:
RESOLUTION DECLARING AN EMERGENCY TO ACQUIRE SUBMERSIBLE SEWER PUMP FOR THE LIFT STATION AT CHARLES STREET AND DARBY AVENUE AND OTHER MATTERS RELATED THERETO

WHEREAS, the City of Plaquemine, through its Mayor, Edwin M. Reeves, Jr., hereby certifies that an emergency exists requiring the acquisition of a submersible sewer pump for the lift station at Charles Street and Darby Avenue for the following reasons; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, acknowledge that its current submersible sewer pump for the Charles Street lift station is in need of significant repairs; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, find that it does not have any replacement submersible sewer pump in the event the submersible sewer pump for the Charles Street lift station is damaged or become inoperable; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, have been advised and believe that the normal bid process can take up a substantial amount of time from the time an order is placed for the submersible sewer pump to the time it is delivered to the City; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, find that it is essential that it acquire submersible sewer pump as soon as possible in the event a malfunction occurs at the Charles Street Lift Station; and

WHEREAS, the City of Plaquemine, through its Mayor and Board of Selectmen, find and acknowledge that any delay in obtaining a submersible sewer pump places the residents and businesses at a grave risk in receiving sewer services from the City in the event that it does not have any replacement submersible sewer pump in the event its current submersible sewer pump is damaged or become inoperable; and

THEREFORE BE IT RESOLVED, that the City of Plaquemine, through its Mayor and Board of Selectmen, hereby declare an emergency to acquire a submersible sewer pump and further authorizes the Mayor, Edwin M. Reeves, Jr., authority to implement this resolution on the terms and conditions as necessary to satisfy this resolution set forth herein.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADOPT A RESOLUTION DECLARING EQUIPMENT SURPLUS AND RELATED ISSUES.

Selectman Lindon A. Rivet, Jr. moved the following resolution, seconded by Selectman Timothy L. Martinez:

RESOLUTION

WHEREAS, the City of Plaquemine, owns the following movable property which is no longer needed for a public purpose:

Type	ID and/or Serial Number	Scrap/Surplus Price
250 hp motor	ID # R-02-2008437-0001-R-0003	20 cents per pound
250 hp motor	ID # R-02-2008437-0001-R-0002	20 cents per pound
250 hp motor	ID # R-02-2008437-0001-R-0001	20 cents per pound
Pentair Pump		20 cents per pound
Pentair Pump		20 cents per pound
Pentair Pump		20 cents per pound
Siemen Stainless Steel 600 Amp 600v Disconnects		20 cents per pound
Siemen Stainless Steel 600 Amp 600v Disconnects		20 cents per pound
Siemen Stainless Steel 600 Amp 600v Disconnects		20 cents per pound
Toshiba Blower Motor	Serial # 030805317	20 cents per pound
Toshiba Blower Motor	Serial # 031101159	20 cents per pound
Blower	Serial # P020313 Name Hoffman	20 cents per pound
MCC Control Center	Serial # 927370	20 cents per pound
		Total Scrap Price \$2,000.00
Police vehicle partition for a 2006 Ford Crown Vic		\$50.00
Two police vehicle partitions for 2010 Chev Impala		\$100.00 each
Two police vehicle console frames for 2010 Chev Impala		\$20.00 each
Tomar LED light bar		\$20.00
Wheelen LED light bar	Serial #50442	\$75.00
LED light bar (no brand)		\$20.00
1981 Ford F-800 Bucket Truck	Vin-1FDPK84N5HVA06867	\$500.00

WHEREAS, such property has no value or an appraised value of less than five thousand dollars, therefore the City of Plaquemine hereby proposes to dispose of such property in accordance with the procedures set forth in R.S. 33:4712 (F).

THEREFORE, BE IT FURTHER RESOLVED, that the City of Plaquemine have hereby declared the above mentioned movable property which is no longer needed for public purpose as surplus with either no value and/or an appraised value of less than five thousand dollars as set forth in accordance with the procedures set forth in R.S. 33:4712 (F).

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr. Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADOPT A RESOLUTION PERTAINING TO THE 2018 MUNICIPAL WATER POLLUTION PREVENTION REPORT FOR REGIONAL WASTEWATER TREATMENT FACILITY, AI #16331, LPDES NO. 0020648.

Selectman Lindon A. Rivet, Jr. offered the following resolution, seconded by Selectman Ralph J. Stassi, Jr.:

**2018 MWPP RESOLUTION
REGIONAL WASTEWATER TREATMENT FACILITY
AI# 19331
LPDES NO. 0020648**

WHEREAS, the City of Plaquemine, Parish of Iberville, State of Louisiana, through its Mayor and Board of Selectmen has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for the Regional Wastewater Treatment Facility, AI#19331, LPDES No. LA 0020648; and

WHEREAS, the City of Plaquemine, Parish of Iberville, State of Louisiana, through its Mayor and Board of Selectmen realizes that no further action is necessary to maintain permit requirements contained in the Louisiana Pollution Discharge Elimination System (LPDES) permit for the Regional Wastewater Treatment Facility, AI #19331, LPDES No. LA 0020648; and

THEFEOFRE, BE IT RESOLVED, that the City of Plaquemine, Parish of Iberville, State of Louisiana, through its Mayor and Board of Selectmen, hereby informs Louisiana Department of Environmental Quality that the following actions were taken by the Mayor and Board of Selectmen, (1) reviewed the Municipal Water Pollution Prevention Environmental Audit Report; and (2) no further action is necessary to maintain permit requirements contained in the Louisiana Pollution Discharge Elimination System (LPDES) permit for the Regional Wastewater Treatment Facility, AI #19331, LPDES No. LA 0020648.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADOPT A RESOLUTION PERTAINING TO THE 2018 MUNICIPAL WATER POLLUTION PREVENTION REPORT FOR NORTH WASTEWATER TREATMENT FACILITY, AI# 19332, LPDES NO. 0020656.

Selectman Timothy L. Martinez offered the following resolution, seconded by Selectman Lindon A. Rivet, Jr.:

**2018 MWPP RESOLUTION
NORTH WASTEWATER TREATMENT FACILITY
AI# 19332
LPDES NO. LA0020656**

WHEREAS, the City of Plaquemine, Parish of Iberville, State of Louisiana, through its Mayor and Board of Selectmen has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for the North Wastewater Treatment Facility, AI#19332, LPDES No. LA 0020656; and

WHEREAS, the City of Plaquemine, Parish of Iberville, State of Louisiana, through its Mayor and Board of Selectmen realizes that no further action is necessary to maintain permit requirements contained in the Louisiana Pollution Discharge Elimination System (LPDES) permit for the North Wastewater Treatment Facility, AI #19332, LPDES No. LA 0020656; and

THEFEOFRE, BE IT RESOLVED, that the City of Plaquemine, Parish of Iberville, State of Louisiana, through its Mayor and Board of Selectmen, hereby informs Louisiana Department of Environmental Quality that the following actions were taken by the Mayor and Board of Selectmen, (1) reviewed the Municipal Water Pollution Prevention Environmental Audit Report; and (2) no further action is necessary to maintain permit requirements contained in the Louisiana Pollution Discharge Elimination System (LPDES) permit for the North Wastewater Treatment Facility, AI #19332, LPDES No. LA 0020656.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

COMMITTEE REPORTS.

a) PEC

Construction Manager Dow Hillhouse of PEC provided status of ongoing projects.

b) UTILITY DIRECTOR FRANK MOTT

Utility Director Frank Mott provided status of ongoing projects.

c) PUBLIC WORKS DIRECTOR RICHARD ALLEMAN

Public Works Director Richard Alleman provided status of ongoing projects.

Selectman Oscar S. Mellion moved, seconded by Selectman Lindon A. Rivet, Jr. that the City of Plaquemine send a letter to State Officials and LA Department of Transportation and Development pertaining to road condition on LA 1 South and LaBauve Avenue.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr. Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

d) FIRE CHIEF DARREN RAMIREZ

Fire Chief Darren Ramirez briefed Mayor and Board regarding his department and related issues.

A moment of silence was observed for the passing of retired firefighter Maurice E. Brown who passed away on Monday, April 8, 2019.

e) CHIEF OF POLICE KENNETH PAYNE

Chief of Police Kenneth Payne briefed Mayor and Board regarding his department and related issues.

f) FINANCE DIRECTOR LAUREN BERTHELOT

Finance Director Lauren Berthelot provided monthly budget to actual financial update.

ACKNOWLEDGE POLICE AND FIRE REPORTS FOR MARCH 2019.

So acknowledged.

APPROVE PAYROLL VOUCHERS FOR THE CITY OF PLAQUEMINE FOR MARCH 2019.

Selectman Lindon A. Rivet, Jr. moved, seconded by Selectman Timothy L. Martinez that the City of Plaquemine approve payroll vouchers for the City of Plaquemine for March 2019.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Timothy L. Martinez, Jimmie Randle, Jr. and Ralph J. Stassi, Jr.

Nays: None

Absent: Michael W. Rivet

APPROVE MINUTES OF MARCH 12, 2019 (REGULAR MEETING) WITH NECESSARY CORRECTIONS.

Selectman Lindon A. Rivet, Jr. moved, seconded by Selectman Timothy L. Martinez that the reading of the minutes of March 12, 2019 (regular meeting) were waived and approved as accepted with necessary corrections.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

ADJOURNMENT.

Selectman Ralph J. Stassi, Jr. moved, seconded by Selectman Lindon A. Rivet, Jr. that the City of Plaquemine adjourn at 7:39p.m.

The foregoing was adopted by the following votes:

Yeas: Lindon A. Rivet, Jr., Oscar S. Mellion, Ralph J. Stassi, Jr., Timothy L. Martinez and Jimmie Randle, Jr.

Nays: None

Absent: Michael W. Rivet

CITY OF PLAQUEMINE

/s/Edwin M. "Ed" Reeves, Jr., Mayor

/s/Roxane M. Richard, City Clerk