

SECTION 2.11 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

2.1101 Purpose

The C-1 District is intended to provide for necessary commercial uses of a convenience nature within residential areas. These uses are intended to be facilities serving the everyday needs of the surrounding neighborhood rather than the surrounding community. These uses should be distend to the extent possible to allow for convenient pedestrian circulation, common parking and a village-type atmosphere. Uses which may create noise, odors, hazards, unsightliness, or which may generate excessive traffic should not be located in this District. The residential character of the area surrounding this district shall be of primary consideration when Conditional Uses or exceptions to these regulations are reviewed.

2.1102 Permitted Uses

Only the following permitted uses shall be allowed in the C-1 Neighborhood Commercial District and no structure or land shall be erected, structurally altered, or enlarged for any other than a use permitted hereunder with the exception of (a) uses lawfully established prior to the effective date of this ordinance; (b) conditional uses in compliance with the provisions of Section 2.1103; or (c) accessory uses in compliance with the provisions of Section 5. See Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

A. Retail and Service Uses

The following general retail and service uses shall be located in buildings of 3,000 square feet of floor space or less. However, if more than one use occupies a building, the entire building can have no more than 9,000 square feet of floor space.

1. Antique Shops
2. Art and School Supply Stores
3. Art Galleries
4. Bakeries
5. Branch Banks and Financial Institutions
6. Barber and Beauty Shops
7. Book or Stationery Stores
8. Utility Collection Offices
9. Custom Dressmaking and Sewing Shops
10. Florists
11. Delicatessens
12. Garden Supply Centers & Greenhouses
13. Gift Shops
14. Hardware Stores
15. Hobby Shops
16. Ice Cream Shops

17. Interior Decorating Shops
18. Jewelry Stores
19. Photography Shops & Studios
20. Restaurants
21. Shoe Stores and Repair Shops
22. Sporting Goods Stores
23. Toy Stores
24. Wearing Apparel Shops

B. Offices

1. Law Offices
2. Architecture or Engineering Offices
3. Accountant Offices
4. Real Estate Offices
5. Insurance Offices
6. Doctor, Dentist or Chiropractor Offices
7. Other Professional Offices

C. Residential Uses

1. Inns or Guest Houses of ten (10) guest rooms or less.
2. Single Family Detached Residences with a maximum of two (2) dwelling units per 45,000 square feet or a two-family attached dwelling units (Duplex) per 45,000 square feet.
3. Dwelling units located above the first floor designed for business uses. Dwelling units shall not exceed one story.

D. Public Educational Facilities (Amended 1/10/2002 OCS# 02-0426)

1. Public Elementary Schools
2. Public Secondary Schools

E. Miscellaneous Uses

1. Churches, Temples and Synagogues
2. Day-Care Centers, Nursery schools, pre-schools and kindergartens (See Section 3.03 - Minimum Standards)

F. Similar and Compatible Uses

Other uses which are similar and compatible with the Permitted Uses of the C-1 Neighborhood Commercial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1103 Conditional Uses

Conditional Uses are prohibited unless application for the use has been processed by the Department of Development and such use has been favorably approved by the Zoning Commission. See Section 3.02 - Conditional Uses for the procedures and requirements that apply to Conditional Uses and Section 3.03 - Minimum Standards for minimum standards that apply to certain uses.

A. Retail and Service Uses

1. Restaurants greater than 3,000 square feet.
2. Restaurants with Lounge
3. Convenience Stores under 2,000 square feet
4. Drug Stores
5. Dry Cleaning, Laundries and Self-Service Laundries
6. Food Stores under 3,000 square feet
7. Drive-In Banking
8. Automobile Service Stations
9. Farmers Market
10. Retail establishments greater than 3,000 square feet, but less than 9,000 square feet gross in area. (Ord. Cal. No. 2019 5/11/2000)
11. Any other retail establishment not specifically permitted herein but which has economic compatibility with established uses on adjoining premises and which meets the intent and purpose of this District.

B. Public Uses

1. Police and Fire Stations
2. Public Utility Facilities
3. Post Office

C. Public Cultural and Recreational Uses

1. Horse Riding and Training Stables
2. Kennels
3. Golf Courses and Practice Ranges
4. Community Center
3. Parks and Playgrounds
4. Sports or Gymnasiums
5. Athletic Fields

D. Educational

1. Private or Charter Elementary Schools (Amended 1/10/2002 OCS# 02-0426)
2. Institution of Fine Arts
3. Adult Education Classes

E. Medical

1. Clinics, limited to 25 out-patients or less
2. Veterinary Clinics

F. Accessory Uses

1. Any use normally and customarily incidental to any use permitted under Section 2.1102.
2. Temporary Buildings for Construction Purposes
3. Parking Lots not associated with an adjacent business.
4. Parking Lots associated with an adjacent business. (Amended 10/17/02 ZC02-10-071 OCS#02-0558)

G. Residential Uses

1. Single Family Residences with densities greater than two dwelling units per 45,000 square feet.
2. Units that exceed one story in height located above any first floor designed for business uses.
3. Mobile Home used for residential purposes.

H. Miscellaneous Uses

1. Mobile Homes designed for residential purposes but utilized for non-residential purposes.
2. Clubs, Lodges, Fraternal & Religious Institutions
3. Meeting Halls
4. Outdoor Amusement
 - i) Circuses
 - ii) Carnivals
5. Internally illuminated signs which flash, blink or change intensity or color
6. Mini Warehousing (Amended 5/14/03 ZC03-03-017 OCS#03-0675)
7. Outdoor Storage Yard. Minimum standards for a contractor's storage yard will apply. (Amended 5/14/03 ZC03-03-017 OCS#03-0675)

I. Similar and Compatible Uses

Other uses which are similar and compatible with the Conditional Uses of the C-1 Neighborhood Commercial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

2.1104 Administrative Permits

Purpose

This Section is designed to allow flexible seasonal uses. A staff review will be required to oversee hours of operation, parking requirements.

Allowable Administrative Permits

- A. Snowball Stands between April 1 and September 30.
- B. Christmas Tree Sales between November 1 and January 1.
- C. Fairs, festivals and assemblies associated with churches, schools public lands or non-profit organizations.
 - 1. Fairs, festivals, and assemblies are limited to a maximum three day period annually.
 - 2. Total building area is limited to 5,000 square feet.
 - 3. No more than 200 vehicle trips per day are permitted.
- D. Off-premise directional signs
- E. Similar and Compatible Uses with the Administrative Uses of the C-1 Neighborhood Commercial District as determined by the Director of Development acting in the capacity of Zoning Administrator.

Fees are as set forth in Section 9.01.

2.1105 Site and Structures Regulations

A. Minimum Lot Area

- 1. Non-Residential - The lot area for each zoning lot shall be twenty thousand (20,000) square feet.

B. Minimum Area Regulations

- 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than sixty (60) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be eighty (80) feet.
- 2. Front Yard - Front building lines shall conform to the average building lines in a developed block, but in no case shall it be less than fifteen (15) feet from the property line and to the rear of the street planting area, plus one (1) additional foot for each foot in building height over twenty-five (25) feet above Base Flood Elevation. On corner or through lots, the required front yard will be provided on both streets. Where off-street parking facilities are provided in the front yard, the minimum building setback shall be determined in accordance with the following table. All setbacks shall be measured from the right-of-way line of the street or road.

MINIMUM SETBACK IN ADDITION TO LANDSCAPE REQUIREMENTS FOR COMMERCIAL BUILDINGS WITH OFF-STREET PARKING BETWEEN THE FRONT FACADE AND THE STREET RIGHT-OF-WAY LINE.

	Type of Parking				
	Parallel	30°	45°	60°	90°
Sidewalk plus one row of parking and one driving lane	28'	32'	37'	44'	48'
Sidewalk plus two rows of parking and one driving lane	40'	45'	50'	59'	79'
Sidewalk plus two rows of parking and two driving lanes	50'	55'	60'	69'	89'

3. Side Yard - No side yard shall be required, except as outlined under Section 2.1106, when common or party walls adjoin buildings on two zoning lots. However, when a side yard is provided, it must be a minimum of three (3) feet.
4. Rear Yard - No rear yard is required for non-residential uses except as outlined under Section 2.1106. However, when a rear yard is provided, it must be a minimum of three (3) feet. A rear yard shall be provided for residential uses located above the first floor, such yard to be not less than thirty (30) feet in depth.

C. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

D. Height Regulations

No building or structure shall exceed thirty-five (35) feet in height above Base Flood Elevation as set forth in Flood Hazard Ordinance 791.

E. Off-Street Parking & Loading Zone Requirements

Off-street parking & loading zones will be provided as put forth in Section 4.

2.1106 Transitional Yards

Where a C-1 District adjoins a residential district, transitional yards shall be provided in

accordance with the following regulations:

- A. Where lots in a C-1 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
- B. In a C-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- C. In a C-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- D. In a C-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

2.1107 District Standards

All uses of land structures in the C-1 Neighborhood Commercial District are subject to the general standards and regulations of this ordinance. In addition, all uses located in this District shall be subject to the following standards.

- A. Environmental Quality
 - 1. Flood Zones - Construction of any structures of alteration of land which occurs in the 100-year flood zone as established by the Federal Emergency Management Agency shall require approval from the Parish Engineer prior to issuance of a building permit.
 - 2. Tree Preservation, Landscaping and Screening - All uses shall apply to requirements as set forth in Section 5.16.
- B. Signs, Lighting and Landscaping (Amended 2/13/03 ZC02-06-040 OCS#03-0607)
 - 1. Signs shall be subject to the provisions of Section 5.03.
 - 2. Lighting shall be subject to the provisions of Section 5.05.
 - 3. Landscaping shall be subject to the provisions of Section 5.16.
- C. Utilities

1. Sewer - If an available public central system adjoins the property and is within 300 feet of the proposed use, the system must be utilized. All private systems must be approved by the State Health Department before issuance of a building permit.
2. Water - Any private water well must be located a minimum of fifty (50) feet from any sewer disposal unit.
3. Street Improvements - Any road or street constructed to serve any zoning lot for any use must meet standards set forth in the Subdivision Regulations.

D. Fire Marshall Approval

A certificate attesting to the State Fire Marshall's approval of plans for all construction and improvements as per the State Fire Code must be provided to the Department of Permits and Inspections prior to issuance of a building permit.

E. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property, to be granted a conditional use of property, or for a building permit for property that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property, conditional use of property or for a building permit application for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the applicable zoning district.
- 2) The applicant for a conditional use permit shall comply with the minimum standards for conditional uses in Section 3.02.
- 3) The applicant for a building permit shall comply with all rules and regulations governing the permitted use.
- 4) All applicants shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 5) Prior to any final decision on any application for a rezoning or for a permit for those activities that may have the potential for significant impact on such waterways or property, an evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.

- 6) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.