

SECTION 5. SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 5.01 SIGHT DISTANCE LINES AT INTERSECTIONS

The following statements are definitions of the sight distance area.

- A. Sight triangle at intersections of two public streets - On any corner lot, a triangle formed by measuring from the point of intersection of the front and exterior side lot lines a distance of 25 feet along said front and side lot lines and connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersections. (See Figure 5.01-1)

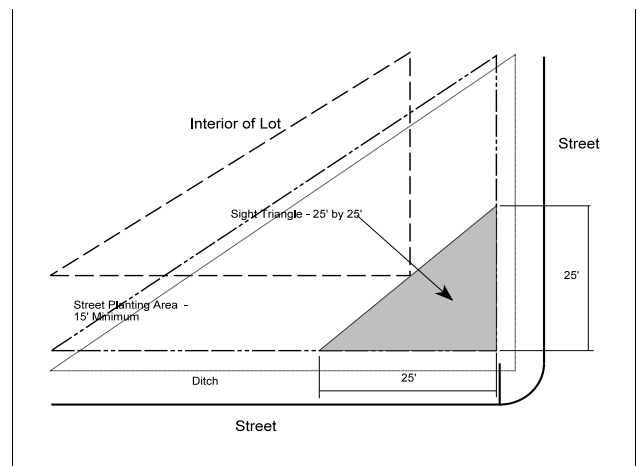


Figure 5.01-1 - Sight Triangle for the Intersection of Two Streets

- B. Sight triangle at the intersection of a public street and a private accessway - Except for single-family residential accessways, the sight triangle shall have sides of fifteen (15) feet along the accessway and twenty-five (25) feet along the public street. (See Figure 5.01-2)

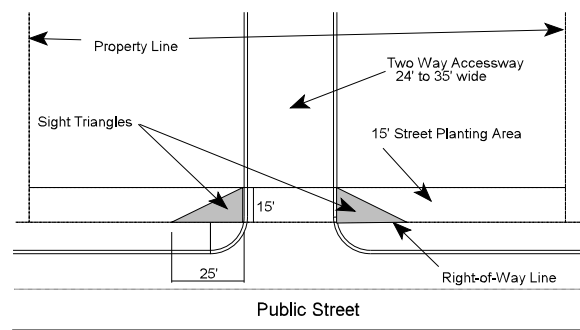


Figure 5.01-2 - Sight Triangle for the Intersection of a Street and an Accessway (Private Drive)

- C. Sight Obstructions - No parking, wall, fence, sign, structure or any plant growth other than grasses shall be placed or maintained within the sight distance area so as not to impede vision between a height of two and one half (2 ½) feet and ten (10) feet above the center line grades of the intersecting streets and/or drives.
- D. Landscape Materials - No plant materials except grass or ground cover shall not be located closer than three (3) feet from the edge of any accessway pavement.

SECTION 5.02 FENCES, WALLS AND HEDGES

Notwithstanding other provisions of this ordinance, fences, walls or hedges may be

located along property lines and within required yards, providing no fence, wall or hedge may be located around or in a required front and side yard within 20' of an intersection.

Unless otherwise specifically provided for, fences must be constructed and maintained in accordance to the following regulations.

1. Barbed wire shall be prohibited in residential districts of less than five acres. In all cases barbed wire shall not project beyond the property line.
2. Fencing may consist of site obscuring materials such as masonry, wood, glass, metal, fabric and plastic. However, none of these materials shall be utilized in a fashion as to cause bodily harm and injury to the general public.

SECTION 5.03 SIGN REGULATIONS (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

5.0301 Statement of Need and Purpose.

The purpose of this section is to facilitate the location and choice of signs to ensure better communication between people and their environment and to avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this section to authorize the use of signs which are compatible to the unique environment of St. Tammany Parish, appropriate to the activity that displays them, creative and expressive of the identity of both individual activities and the community as a whole, and legible in the environment in which they are seen.

5.0302 Applicability, Permits, Variances, Waivers, Appeals and Identification

A. Applicability

1. General Applicability, Billboards Excluded. Section 5.03 is applicable to all signs except billboards and off-premise outdoor advertising signs which are regulated by Section 3.03.U. No billboard or off-premise outdoor advertising sign shall be allowed except to the extent to which they are allowed and regulated by Section 3.03.U.

Additional special design criteria found in Section 2.21 Planned Corridor District shall be applicable to the following areas:

- a. Lots with frontage along LA Highway 21 between the Tchefuncte River and LA Highway 1077.
- b. Lots with frontage along Gause Boulevard between Interstate 10 and Military Road.
- c. Lots with frontage along Military Road between Interstate 10 and U.S. 190

Business.

2. Applicability According to Land Uses. The Sign Regulations in this Section 5.03 are categorized so that certain of these regulations are applicable to certain land uses and other of these regulations are made applicable to other land uses. The following is a table of the land uses and the regulations, by section number, applicable to these land uses:

Uses	Regulation Section Numbers
Commercial, Industrial and Institutional	5.0302
Uses and All Uses except Residential Uses	5.0303
	5.0304
	5.0305
	5.0306
	5.0307
	5.0308
	5.0309
	5.0310
Single Family and Two-Family Residential	5.0311
Multi-Family Residential and Condominiums	5.0312
Residential Subdivision and Center Median Entrance Signs	5.0313

3. Prohibited Signs. Prohibited signs as set forth in Section 5.0314 are applicable to all uses.
4. Regulation of Legally Non-conforming Signs. The regulation of legally non-conforming signs as set forth in Section 5.0315 are applicable to all uses.

5. Definitions. Definitions are set forth in Section 5.0316.

- B. Requirement of Sign Permit. A permit is required from the Department of Planning for every new sign and every modification, alteration or repair of a sign except (i) miscellaneous signs for non-residential uses as provided for in Section 5.0308, (ii) temporary signs without permits as provided for in Section 5.0309, (iii) signs for single family and two family residential uses as provided for in Section 5.0311, and (iv) the signs allowed for multiple family and condominium uses as provided in Section 5.0312A.
- C. Variances by Board of Zoning Adjustments. If the application for a new sign or for a modification or alteration of an existing sign shows that all requirements of this Section 5.03 are complied with, the Director of Planning shall issue a permit without the necessity of any public hearing before the Zoning Commission or any other public body. If the application for the permit is denied, the applicant may, subject to the provisions of Section 5.0302 D, seek a variance from the Board of Zoning Adjustments pursuant to the provisions of Section 7.04. Appeals from the Board of Adjustments shall be made to the District Court for the Parish of St. Tammany as provided in Section 7.0404.
- D. Conditional Use Review. If a Conditional Use is required, the Zoning Commission has the authority to amend the conditions and requirements of this Section in accordance with Section 3.0201.B.1 of these regulations.
- E. Criteria for Variances and Waivers. Pursuant to Section 5.0302 C, the Board of Zoning Adjustments may grant variances from the sign regulations in this Section 5.03 and pursuant to Section 5.0302 D, the Zoning Commission and Parish Council (on appeal to the Parish Council) may grant waivers from the regulations in this Section 5.03. Such variances and waivers may be granted to diminish sign regulation requirements when one or more of the following exists: unusual elevations or shape of the lot, unusual landscaping and/or tree preservation problems, unusual architectural design of the building or structures, unusual effect of the requirements of the signs to be placed on the lot or building, problems with servitudes, and any other problem or matter which affects signage that the Board of Zoning Adjustments or the Zoning Commission determines to be in the public interest to consider; provided that variances and waivers shall not be based solely on cost or economic consideration. Furthermore, the Board of Zoning Adjustments may grant variances from the provisions of this Section 5.03 due to any hardships or other matters that are a proper basis for a variance.
- F. Permit Procedure. Application for sign permits shall be submitted on forms prepared by the Department of Planning. These forms shall require plans, scaled drawings, specifications, dimensions and height, parcel identification, sign location and such other data with respect to the sign as the Department of Planning shall deem appropriate for the administration and enforcement of this Section 5.03.

5.0303 Standards Applicable to Non-Residential Uses.

The following standards are applicable to all signs erected or displayed for commercial, industrial and institutional uses and for all other uses except residential uses:

- A. Internal Illumination - Internal illumination is allowed creating a negative contrast, i.e. light lettering against a dark, opaque background.
- B. External Illumination - Externally illuminated signs may be illuminated in white light only, not to exceed 3,000 lumens per side per sign or otherwise unreasonably intrude on a residence and such illumination shall not constitute a traffic hazard.
- C. Colors - Only spectrum colors are allowed. No iridescent colors or reflective lettering are allowed.
- D. Plywood and Particle Board - Signs (other than temporary signs) may not be constructed of rough or unfinished plywood or particle board.
- E. Neon - Neon will only be allowed if it is considered as an integral part of the sign being regulated. Anything within the boundary of the outline of the neon will be considered a part of the sign face.
- F. Changeable Message Sign Limitation - Movie theater signs are allowed changeable message signs without limitation. All other changeable message signs shall be incorporated into a sign face, but the changeable component must occupy less than one-half the total area of the sign face.
 - 1. If changeable copy is used, it shall be located adjacent to or integrated into the sign face.
 - 2. Lettering of changeable message signs shall be of a single style and shall be of uniform color and size.
 - 3. Internal illumination, if any, shall be negative contrast.

5.0304 Monument Signs Applicable to Designated Uses

- A. Definition of Ground Signs. Ground signs are specifically defined in Section 5.0316, but they consist of monument signs and pole signs. Monument signs are allowed as provided for in Section 5.03, but pole signs are prohibited.
- B. Number of Monument Signs. One monument sign shall be allowed for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000 foot increments. A property with more than one street frontage shall be allowed one monument sign for each 1,000 feet of street frontage or fraction thereof in excess of the 1,000 foot increments.
- C. Location of Monument Signs. A monument sign, or monument signs if more than one is allowed, may be located at any place from the street property line, including

the street planting area, back to the building facade as long as it is set back from the street property line at least five (5) feet. If there is no building facade behind the sign, then the sign may be located up to 50 feet back from the property line. Monument signs shall not be located within a sight clearance triangle as defined below:

1. A sight clearance triangle shall be the triangle at the corner of two intersecting street rights of way, two sides of which shall be located along the street lines and shall run a distance of 15 feet from the intersecting corner of the street rights of way, and the third side of the triangle shall be a straight line linking the ends of the street lines of the triangle.
2. A sight clearance triangle, as described immediately above, between the street rights of way and a railroad right of way, a street right of way and a pedestrian or bicycle right of way, and a driveway and a street right of way.

D. Monument Signs for Designated Uses

1. Where Allowed - Monument signs are allowed to be erected and displayed for commercial, industrial and institutional uses and for multi-family and residential condominiums as provided for and subject to the limitations of Section 5.0312B, and for all other uses except other residential uses.
2. Area - The total sign area for each allowed monument sign constructed shall not exceed the following limits:

Building Type	Square Footage Per Side
Single Occupancy	32 sq. ft.
Multiple Occupancy	70 sq. ft.

3. Height of Monument Signs - The height of monument signs shall not be greater than nine (9) feet.

E. The following standards shall be applied to publicly owned events center property within one (1) mile of an Interstate interchange. (Amended 2/03/05 ZC04-10-091 OCS#05-1057)

- (1) Publically owned events centers, when created under the authority of the State of Louisiana in accordance with title 33, Chapter 11 of the Louisiana Revised Statutes are permitted a single sign as follows:
 - a. If the publically owned events center property is located within one mile of an Interstate interchange, the sign may be located off-site on property within 5000 feet of said interchange when the property on which the sign is located is owned/leased by the events center district.

- b. Maximum height allowed shall not exceed 90 feet from grade.
- c. Maximum signage area allowed shall not exceed 1000 square feet, with no single sign exceeding 425 square feet in area. This area shall not include the video display, when permitted.
- d. Video display shall be allowed, but shall not exceed 300 square feet in area. This area shall not be calculated as signage area limited by Section 5.0304.E(1)e.
- e. Interior illumination shall comply with the standards established in Section 5.0303.A

5.0305 Wall Signs for Non-Residential Uses.

In addition to the monument signs allowed under Section 5.0304, the following wall signs shall be allowed for each occupant of a single or multi- occupancy premises, for commercial, industrial and institutional uses and all other uses except residential, as follows:

- A. Signs, Location - Each occupant shall be permitted a sign, or signs on the facade of that store front not to exceed a total combined area of one square foot of sign area per linear foot of the facade of the store front. For store fronts of less than thirty-two (32) linear feet the allowable size sign shall be thirty-two (32) square feet. All wall signs shall maintain a minimum distance of one foot from the lease line of the occupant's portion of the facade and the linear footage shall be measured along the wall of the facade on which the sign will be located. Each store may have multiple fronts based upon the definition of "store front" in the definition sections of this section. (Amended 10/16/2003 OCS# 03-0771)
- B. Corner Buildings - On store frontages located at the corner of a building, which face two different street frontages, or if a business occupies an entire separate structure within a center, additional wall signs, the area of which shall be calculated as per Section 5.0305 A above, shall be allowed, provided that a minimum distance of thirty (30) feet, measured along the store front, is maintained between the extremities of any two signs and each sign is mounted on a separate wall facing in a separate direction. However, under no circumstances shall a wall sign be allowed on a wall which is finished in a manner inferior to the quality of the facade where the main entrance is located or on a wall where the placement of the sign will call attention to building equipment or the unfinished side of a false building facade.

5.0306 Awning, Marquee or Canopy Signs Applicable to Non-Residential Uses.

In lieu of a wall sign as provided for in Section 5.0305, an occupant, for a commercial, industrial and institutional use and for any other use other than residential, is allowed either an awning, marquee or canopy sign, and all of the provisions of Section 5.0305 relating to size, distance from lease line, signs on or extending from inferior quality walls, or signs calling attention to building equipment or the unfinished side of a false

building facade must be adhered to. If the occupant uses an awning, marquee or canopy sign, a wall sign is not allowed.

5.0307 Other Occupant Signs for Non-Residential Uses.

In addition to the monument signs and wall signs and awning, marquee or canopy signs allowed in Sections 5.0304, 5.0305 and 5.0306, the following signs are allowed to occupants with commercial, industrial or institutional uses or any other use other than residential:

- A. Rear Doors - One rear identification wall sign must be displayed on or at a rear door of each separate business entity for purposes of emergency access and deliveries only. Such sign shall be limited in size to the minimum size required by the state fire marshal. Any door not utilized as a primary entrance-way for patrons during normal business hours or not opening directly onto the patron area of any premise shall be considered a rear door. No door located on any store frontage on which there exists a door utilized as a primary entrance-way for patrons during normal business hours or which opens directly onto the patron area of any premise shall be considered a rear door.

- B. Identification and Address Signs - An occupant shall be allowed one non-illuminated identification and address sign not to exceed eight (8) square feet in area identifying the occupant, and such additional sign shall be located on or within ten (10) feet of the primary public entrance of the occupant.

5.0308 Miscellaneous Signs for Non-Residential Uses.

Subject to all provisions and requirements of this Section 5.03, the following signs may be erected and displayed, for commercial, industrial and institutional uses and any other use other than residential, without the necessity of a sign permit:

- A. Public Directional Signs - Public Directional signs are allowed.

- B. Official Notices - Official notices duly issued by any court, public agency or officer are allowed.

- C. Flags and Insignia of Any Government - Flags and insignia of any government, except when displayed in connection with a commercial promotion, are allowed.

- D. Integral Decorative or Architectural Features of Buildings - Integral decorative or architectural features of buildings, other than neon lights, letters, trademarks, logos, or any feature containing moving parts or moving or flashing lights, are allowed.

- E. Indoor Signs - Indoor neon signs, not greater than 6 square feet in area are allowed at or near windows, provided that, they do not, in the aggregate, exceed 40 square feet of the windows in any one side of a building and provided that they do not, in the aggregate, cover more than 25% of the area of any windows in which such signs are displayed. Other indoor signs, not visible from any street right-of-way, are

also allowed.

- F. Private Directional Signs - Private directional signs, not exceeding four (4) square feet in sign area per sign, are allowed.
- G. Fuel Service Station Pump Signs, Oil Rack Signs, and Pricing Signs - Fuel service station pump signs, oil rack signs, and pricing signs are allowed pursuant to the following:
 - 1. Fuel Service Station Pump Signs - Fuel service station pump signs may be displayed on fuel pumps to provide required information to the public regarding the available fuel such as "gallons," "price," "octane rating" and "type of fuel." If a trade name of the business or supplier is incorporated into the name or designation of the different types of fuels available, said trade name and any associated symbols therewith may be displayed on the pumps provided that such signs are flat signs that do not exceed three (3) square feet per sign face and an aggregate area of six (6) square feet of sign face per pump.
 - 2. Oil Rack Signs - If a fuel service establishment markets engine oil on the pump island, any identification signs on the merchandise itself visible to the public shall be allowed. Additional signs on the oil rack may be allowed provided that each such sign shall not exceed three (3) square feet per sign face with an aggregate area of six (6) square feet of sign face per rack.
 - 3. Tire Rack Signs - If a fuel service station, tire store, auto repair shop or any other business which markets tire displays the tires on racks visible to the public, additional signage on the tire rack identifying the tires displayed on that rack may be allowed, provided that such additional signage shall not exceed three (3) square feet per sign face with an aggregate area of six (6) square feet of sign face per rack.
 - 4. Pricing Signs - A sign advertising the price of motor fuel, other than pump signs, shall be allowed provided that such sign shall be included and made part of the allowable sign area as set forth in Section 5.0304.
- H. Menu Boards - Menu boards for drive-thru [drive-through] facilities providing food for off-premise consumption, which do not exceed forty-eight (48) square feet in sign area and which are located so as not to be visible from the street right-of-way from which primary access to the premise is obtained, are allowed. Menu boards and similar data for drive-in parking spaces for drive-in restaurants shall not exceed nine (9) square feet.
- I. Vehicle and Trailer Signs
 - 1. Vehicle and trailer signs may be displayed on any vehicle or trailer operated in the daily conduct of any business enterprise so long as such signs:

- (a) Are not parked in front of or in line with any greenbelt or planting areas when on the premise of the business entity operating or advertising on such vehicle or trailer;
 - (b) Are on a vehicle or trailer which is operable and not parked primarily for the purpose of signage.
2. Vehicle and trailer signs shall not be used as off-premise signs and shall not be displayed or parked on sites other than the premise of the business entity operating such vehicle other than when the vehicle is being used in connection with the business operations of the entity operating said vehicle or trailer. Such vehicles and trailers may also be parked at the residence of its operator, so long as such vehicle is operated by a resident of the residential property as conveyance to work on a daily or near daily basis. Billboards may not be erected or displayed on any vehicle or trailer.
- J. Licensed Roadside Vendor Sign - One Roadside Vendor Sign for licensed road vendors will be allowed on signs facing each side not to exceed 16 square feet per side.
- K. Handicapped Parking and Access Signs - Handicapped parking and access signs are allowed and are regulated in accordance with state or federal law.

5.0309 Temporary Signs Without Permits.

The following temporary signs are allowed, without the necessity of a permit, for commercial, industrial and institutional uses and for uses allowed in the RC Recreational/Conservation District:

- A. Business Award Signs -Chamber of Commerce, Business of the Month, banners for the month of the award are allowed.
- B. Temporary Window Signs - Temporary window signs displayed on the inside of windows and intended for the purpose of disseminating information about special sales or promotional campaigns are allowed pursuant to the following:
 - 1. Materials - Shall be constructed of such materials as to indicate the temporary nature of the sign;
 - 2. Area Covered - Shall not, in the aggregate, cover more than twenty-five (25%) percent of the area of any windows in which such signs are displayed;
- C. Temporary Real Estate Signs - Temporary real estate signs are allowed pursuant to the following:
 - 1. Number and Size - Signs shall be limited to the owner of or to one real estate sign per listing broker on any premises offered for sale, rent or lease. Such sign shall be non-illuminated. A double-faced real estate sign is allowed, provided

that such sign shall not exceed sixteen (16) square feet in area per sign face and an aggregate sign face area of thirty-two (32) square feet for single family residences and multiple family residences, or thirty-two (32) square feet in area per sign face and an aggregate sign face area of sixty-four (64) square feet in area for commercial and institutional properties. If freestanding, any such sign, whether single or double-faced, shall not exceed seven (7) feet in height. Property with two (2) or more premises Street frontages shall be allowed to display one additional sign conforming with all of the requirements of this subsection on a second frontage.

2. Condominiums - For purposes of the regulation under this code of real estate signs only, each separately designated unit of a condominium development created by virtue of written instruments duly recorded in the office of the St. Tammany Parish Clerk of Court shall be considered a separate premise and real estate signs relating to any such unit shall be regulated depending upon the use of the unit in question, in accordance with the applicable provisions of this Sign Code.
3. Construction, Placement - Temporary real estate signs may be attached to stakes or rods which are placed in the ground, they may be constructed of plywood or they may be constructed and placed in any other way that meets the requirements of this Section 5.03.

D. Public Service Signs (Churches) - Public Service Signs, including banners, are allowed without permits in connect with the promotion or identification of special events or programs offered by the church or related organizations when the sign or banner is located on church property and not within the 15 foot site triangle of any ingress or egress to a public street. (Amended 12/11/2003 OCS# 03-0797)

5.0310 Temporary Signs Requiring Permits for Non Residential Uses.

The following temporary signs are allowed, provided that a permit is obtained, for commercial, industrial and institutional uses and any other use other than residential:

- A. Public Service Signs - Public service signs including Street banner signs are allowed only in connection with the promotion or identification of special events of a civic, philanthropic, charitable or religious purpose.
 1. General Application - Any person, firm, corporation or organization in charge of any festival, spectacle, play, show, or other event of such a general civic and public nature and who is in charge of placing, erecting, constructing and maintaining any public service banner, flag, emblem, bunting or freestanding public service sign upon or over any public Street, or other public place in the Parish shall first secure a temporary permit subject to the approval of the Planning Department and the conditions provided herein prior to the placement of the sign.
 2. Application for Permit - Applications for such a permit shall state the name of

the person, firm, corporation or organization sponsoring the event; the location where such device or devices are to be installed and the contemplated dates during which such devices shall remain upon or over any Street or other public place in the Parish. Such application shall have attached to it a chart or drawing showing that the device would not interfere with traffic or the safety of persons using such public places.

3. Duration - Such signs or banners may be displayed for a period not to exceed fourteen (14) consecutive calendar days upon issuance of a temporary permit by the Planning Department. The sign area of such signs or banners shall not exceed 32 square feet.

B. Flags, Streamers, Banners and Pennants - Flags, streamers, banners, pinwheels, spinners or pennants may be displayed in connection with grand openings or special events no more than twice a year for any one business entity or applicant. Such signs may be displayed for a period not to exceed fourteen (14) consecutive calendar days upon the issuance of a temporary permit by the Planning Department. Applications for such a temporary permit must state the name of the person, firm, corporation or organization sponsoring the event, the locations where such device(s) are to be installed and the contemplated dates during which such devices shall remain on display. Banners shall not exceed 32 square feet and shall be limited to one banner per premise.

C. Political, Public Issue and Religious Signs

1. Applicability, Political Signs - Political signs are allowed on billboards and on off premise outdoor advertising signs as provided for in Section 3.03.U and the provisions of Section 5.0310 C do not apply to billboards and off premise outdoor advertising signs.
2. General Provisions, Political Signs - Any person desiring to distribute or display political signs in connection with an organized campaign in support of or opposition to any candidacy, political slate or ticket, or ballot proposal shall first make application to the Department of Planning for the issuance of a temporary sign permit. Such application shall include the name, address and telephone number of the applicant. The applicant for the permit shall provide the Department of Planning with specimen copies of all signs to be distributed or displayed under the permit.
3. Fee, Political Signs - The applicant shall include, with his application for a political sign, a fee in accordance with the following:

National Offices - \$500.00

United States House of Representatives, United States Senate, and
President

Major Office - \$500.00

- (a) Offices elected statewide
- (b) Public Service Commissioner, Supreme Court Justice and BESE
- (c) Any office with an election district containing a population in excess of 250,000

District Office - \$250.00

- (a) Office of a member of the Louisiana Legislature
- (b) Offices elected parish wide
- (c) Offices elected in more than one parish (unless the population exceeds 250,000)

- (d) Offices elected in a district with a population in excess of 35,000 but less than 250,000

Any Other Office - \$100.00

“Any Other Office” means offices not considered a major district, i.e., offices elected in a district having a population of 35,000 or less and not elected parish wide.

4. Distribution, Erection and Display of Political Signs - Said permit for a political sign shall authorize the distribution, erection and display of an unlimited number of signs of the type or types submitted as specimens by the applicant and shall allow for the placement of one sign to be erected per premise/Street frontage.
5. Time Period of Permit for Political Signs - Any such permit for a political sign shall be issued for a period of time not to exceed ninety (90) consecutive calendar days; provided, however, that in the event that signs are distributed, erected or displayed under any such permit in connection with any candidacy or ballot proposal which involves more than one election, the permit shall be automatically extended to the tenth day following the date of the general election to which the sign pertains.
6. Political Signs Prohibited on Public Rights of Way - No political sign shall be erected or displayed in any public right-of-way.
7. Size, Political Signs - No political sign shall exceed thirty-two (32) square feet in sign face area. No political sign can be stacked one on top of the other in billboard fashion.
8. Type, Political Signs - Political signs may be attached to rods or stakes placed in the ground or they may be made out of plywood or they may be made in any other way that meets the requirements of this Section 5.03.
9. Removal of Political Signs - The applicant shall remove all political signs erected or displayed under any permit issued to him under the provisions of this section no later than ten (10) calendar days following the last election to which the sign pertains. Upon the failure to timely remove such signs the Parish may thereafter

remove and dispose of any remaining signs.

10. Religious and Public Issue Signs - One religious or public issue sign, not to exceed 4 square feet in sign area, shall be permitted, on any premises, without the necessity of a permit; provided that, (i) they shall not be placed in a public right of way, (ii) they shall not be in place for more than three months, (iii) they meet the requirements of Section 5.0310 C 8, and (iv) nothing in this Section 5.0310 C 10 shall affect the rights of religious institutions to erect signs in connection with their buildings or structures as permitted in other provisions of this Section 5.03.
- D. Construction Signs Non-illuminated construction signs may be allowed on the premises being developed or improved subject to the following conditions and requirements:
1. Building Permit Required - A building permit for the project must have been obtained prior to the issuance of the sign permit.
 2. Residential District - In residentially zoned districts such signs shall not exceed four (4) square feet in area and shall be limited to the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such sign may be displayed only during construction and for a period of not more than ten (10) days after completion of actual construction identified by the first issuance of a certificate.
 3. Non-Residential or Combined Use Districts - In any non-residential or combined use district, one such sign shall be allowed not to exceed thirty-two (32) square feet in area and all other signs shall not exceed four (4) square feet in area. All such signs shall be limited to the name of the project and the denoting of the architect, engineer, contractor, subcontractor, owner and/or financing agency providing labor, materials, services or financial capital for the proposed construction. Such signs may be displayed only during actual construction and for a period of not more than ten (10) days after completion of the construction as identified by the first issuance of a certificate of occupancy for the project or development in question or upon expiration of the building permit for the project or development, whichever is first to occur.
 4. Set Back Requirements - The location of such signs shall be on the property to which the sign is applicable. Without limiting the other provisions of this Section, such signs shall not be placed on trees or in street rights of way.
- E. Proposed Project Signs One non-illuminated temporary sign announcing a proposed land development may be erected on the premise proposed for the project provided that such sign does not exceed fifty (50) square feet in area, is set

back at least ten (10) feet from any property line, and is removed within one year from the date the sign permit for its erection was issued or upon the issuance of the sign permit for a construction sign or the lapse of sixty (60) days from the issuance of a building permit for the project whichever is first to occur. The Parish may remove the sign, at their discretion, if it is not removed after the permit expires, and the sign permit application shall give the Parish the right to remove the sign.

F. Temporary Signs Preceding Permanent Sign Approval

1. Size, Duration - One temporary attached identification sign not exceeding thirty-two (32) square feet may be allowed for a period of not more than thirty (30) days for an occupant who has no other on-premise signs to identify the occupant's business subsequent to the filing of a complete application for sign approval and approval of the Planning Department.
2. Extension of Time - An additional sixty (60) days extension may be requested in writing from the Department of Planning by the sign applicant.

G. Seasonal Banners - Temporary seasonal banners such as, but not limited to, those attached to light standards within a parking area may be allowed on multi-occupant premises upon review of and approval by the Planning Department. Prior to issuance of a temporary permit for the display of such banners, the following requirements shall be met:

1. No seasonal banner shall exceed eight (8) square feet in area.
2. The total number, location and method of attachment display shall be approved by the Planning Department.
3. No advertising message shall be conveyed on the banners, however, non-advertising seasonal greetings are allowed.
4. The identifying name of the multi-occupant premises may be included on the banner but such name shall not exceed fifty (50) percent of the banner area.

5.0311 Signs for Single Family and Two Family Residential Uses.

The following non-illuminated signs, using only spectrum colors, are allowed to be erected and displayed, without permit, for single family residential and two family residential:

- A. Resident Identification Signs - Resident identification signs not exceeding three (3) square feet in sign area are allowed.
- B. Home Occupation Signs - Home occupation signs, not exceeding two (2) square feet in sign area which are non-illuminated and which are mounted flat against and parallel to the plane of the wall of the building to which the sign is attached, are allowed in zoning districts where home occupations are allowed.

- C. Official Notices - Official notices duly issued by any court, public agency or officer are allowed.
- D. Flags and Insignia - Flags and insignia are allowed except when displayed in connection with a commercial promotion.
- E. Public Directional - Public Directional signs are allowed.
- F. Temporary Real Estate Signs - Temporary real estate signs are allowed pursuant to the following:
 - 1. Number and Size - Signs shall be limited to the owner of or to one real estate sign per listing broker on any premises offered for sale, rent or lease. Such sign shall be non-illuminated. A double-faced real estate sign is allowed, provided that such sign shall not exceed eight (8) square feet in area per sign face and an aggregate sign face area of sixteen (16) square feet. If freestanding, any such sign, whether single or double-faced, shall not exceed six (6) feet in height. Property with two (2) or more premises Street frontages shall be allowed to display one additional sign conforming with all of the requirements of this subsection on a second frontage. Boxes for real estate pamphlets for single family residential are also allowed; provided that, they shall not exceed a size necessary for 8 ½" x 14" pamphlets.
 - 2. Condominiums - For purposes of the regulation under this code of real estate signs only, each separately designated unit of a condominium development created by virtue of written instruments duly recorded in the office of the St. Tammany Parish Clerk of Court shall be considered a separate premise and real estate signs relating to any such unit shall be regulated depending upon the use of the unit in question, in accordance with the applicable provisions of this Sign Code.
 - 3. Construction, Placement - Temporary real estate signs may be attached to stakes or rods which are placed in the ground, they may be constructed of plywood or they may be constructed and placed in other way that meets the requirements of this Section 5.03.
- G. Temporary Yard or Garage Sale Signs - Temporary yard, real estate directional, open house or garage sale signs shall be limited to one non-illuminated sign displayed on the residential premises at which the sale is conducted; provided that, such erection and display shall be limited to three (3) days in any sixty-day period. Such sign shall not exceed six (6) square feet in sign area. Two (2) additional garage sale signs, a maximum of six (6) square feet may be placed off-premise on private property with permission of the property owner.
- H. Vehicle and Trailer Signs - Vehicle and trailer signs are allowed for single family and two family uses to the extent they are allowed in Section 5.0308 I.

- I. Alarm Signs - Signs for burglar alarms are allowed; provided that, they do not exceed an area of three (3) square feet.
- J. Beware of Dog Signs - Beware of dog signs are allowed without a permit; provided that, they do not exceed an area of three (3) square feet.
- K. Residential Entrance Archways - Signs constructed across the primary driveway(s) of a residential property greater than 10 acres in area, not to exceed 60 square feet in area.

5.0312 Signs for Multiple Family, Residential and Condominium Uses.

The following signs are allowed to be erected and displayed, for multiple family, residential and condominiums:

- A. Multiple Family and Condominiums - Multiple family and residential condominiums are allowed, without a permit, all of the signs which are allowed to single family and two family residential in Section 5.0311.
- B. Multiple Family Only - Additionally, multiple family residential projects, including residential condominiums, shall be entitled, after having obtained a permit, to monument signs which are allowed for single occupancy buildings as set forth in Section 5.0304; E2 and E3, and located as set forth in Section 5.0304C.

5.0313 Residential Subdivision and Center Median Entrance Signs.

Residential subdivision entrance signs not greater than forty-eight (48) square feet in sign area per side (two sided signs are allowed) may be located at the entrances to approved residential subdivisions or within the center median at the entrance to the approved subdivision. In addition to the other signs permitted for commercial, industrial and institutional uses, a monument sign shall be permitted in the center median at the entrance to a commercial, industrial or institutional subdivision, which monument sign shall comply with the provisions of Section 5.0304.

5.0314 Prohibited Signs Applicable to All Uses.

The following types of signs are prohibited:

- (1) Abandoned signs
- (2) Audible signs
- (3) Beacons
- (4) Bench signs
- (5) Billboards and off premises outdoor advertising signs except as allowed in Section 3.03.U.
- (6) Flashing signs

- (7) Inflatable signs except for use in conjunction with grand openings and special events limited to two (2) times per year for a maximum of two days each time.
- (8) Lasers
- (9) Moving Message or Changing Image sign except public service signs, or as permitted in Section 5.0304E. (Amended 2/03/05 ZC04-10-091 OCS#05-1057)
- (10) Parapet signs
- (11) Portable signs
- (12) Projected signs
- (13) Revolving or rotating signs
- (14) Roof signs
- (15) Search lights except as allowed in Section 5.05.
- (16) Signs attached to trees, shrubs or any living vegetative matter
- (17) Signs, other than public directional signs, public service signs, public information signs, subdivision signs or official notices which encroach into a public right-of-way
- (18) Signs resembling traffic control devices or emergency devices
- (19) Signs which restrict or impair visibility at the intersection of the right-of-way lines of two streets, or of a Street and a railroad right-of-way, or of a Street and a pedestrian or bicycle right-of-way, or of a driveway and street right of way.
- (20) Snipe signs other than temporary real estate signs as allowed in Section 5.0309 C3 and political signs as allowed in Section 5.0310 C8.
- (21) Murals that serve to advertise or promote a business, service, product, activity, cause or event.
- (22) String of lights except to the extent allowed in Section 5.0509 F.
- (23) Pole signs.
- (24) Signs attached to or made part of a fence.
- (25) Any sign not specifically defined and allowed by the provisions of this Section 5.03.

5.0315 Regulation of Legally Non-conforming Signs

- A. Definition. The term “legally non-conforming sign” shall mean (i) any sign located

within the Parish which does not conform with the provisions of this Section 5.03 at the time this Section 5.03 becomes effective, or (ii) any sign not yet constructed, but which has been granted a permit, at the time this Section 5.03 becomes effective.

B. Loss of Legally Non-conforming Status. A legally non-conforming sign shall immediately lose its legally non-conforming designation if:

1. The sign is altered in any way, which tends to make the sign less in compliance with the requirements of this code than it was before the alteration; or
2. The sign structure is relocated; or
3. The sign is abandoned for a period of 180 days or more; or
4. The sign is replaced with a sign face which differs in sign message (except for copy on a sign allowed as a changeable message sign); or
5. The building on the premises, on which the sign is situated, is no longer allowed under the provisions of Section 3.01.
6. If it is completely replaced, or if it is repaired or improved by any means to an extent of more than thirty percent (30%) of its replacement cost as determined by at least two independent bids from sign vendors at time of repair or improvement.

C. Compliance After Loss of Legally Non-conforming Status. On the happening of any one of the events in Section 5.0312 B, the sign shall be immediately brought into compliance with this Section 5.03 and a new permit secured thereof, or the sign shall be removed. In any event, the following signs, which are not in compliance with this section upon the date of adoption of this Section 5.03 must be brought into compliance or removed as follows:

1. Signs on any public right-of-way which are not in compliance shall be removed and brought into compliance within 30 days after adoption of this Section 5.03, except that entrance signs within a center median shall not be subject to this provision.
2. Moving signs or devices designed to attract attention, all or any part of which move by means of fluttering, spinning, etc., which are set in motion by movement of the atmosphere including such signs or devices as pennants, ribbons, streamers, spinners, propellers, or discs, must be removed within 90 days after adoption of this Section 5.03.
3. Strings of light, except as permitted in Section 5.0509 F, shall be removed within 90 days after adoption of this Section 5.03.

4. Portable signs shall be removed within 90 days after adoption of this Section 5.03.

5. Snipe signs or other signs attached, affixed, or otherwise located on poles trees, shrubs or any living vegetative matter shall be removed within 30 days after adoption of this Section 5.03.

6. Inflatable signs, except as permitted in Section 5.0314, shall be removed within 30 days after adoption of this Section 5.03.

7. Banners, except as permitted in Section 5.0310, shall be removed within 30 days after adoption of this Section 5.03.

- D. Substituting Panels in Non-conforming Multi-occupancy Signs. Any new tenant in a multi-occupancy building may substitute a panel in an existing nonconforming multi-occupancy sign without affecting the nonconforming status of the sign as long as the sign is not altered in any way which tends to make the sign less in compliance.
- E. Maintenance and Repair of Legally Non-conforming Signs. Nothing in this Section shall relieve the owners or users of legally non-conforming signs or the owners of the property on which legally non-conforming signs are located from any provisions of this section regarding safety, maintenance and repair of signs provided, however, that any repainting, cleaning or other normal maintenance or repair of the sign or sign structure does not materially alter or modify the sign.
- F. Enlargement and Alteration Causing Greater Non-compliance. No legally non-conforming sign may be enlarged or altered in a way which would increase its nonconformity with the provisions of this section.
- G. Damage to Legally Non-conforming Signs. Should any legally non-conforming sign be damaged by any means to an extent of more than thirty percent (30%) of its replacement cost as determined by at least two independent bids from sign vendors at time of damage, it shall be removed and not reconstructed except in conformity with the provisions of this Section 5.03.
- H. Closed Businesses. Any business that has closed shall remove any on or off-premise signs associated with the business within 60 days after the business is closed. The sign owner shall have the responsibility to remove such signs within the 60 day period.
- I. Non-conforming Signs Do Not Prohibit Other Conforming Signs. The existence of a non-conforming sign on a single or multiple occupancy premise shall not prevent the erection or placement of another sign on such premises which meets the requirements of this Section 5.03.

5.0316 Definitions for Sign Regulations.

The following definitions relate to the sign regulations contained in Section 5.03.

These definitions are intended to also be set forth in Section 10 simultaneously with the adoption of Section 5.03 or at a later date.

Abandoned On-Premise Sign: An abandoned on-premise sign is an on-premise sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, entity, product, or actively conducted, or product available on the premises where such sign is displayed.

Abandoned Off-Premise Sign: An abandoned off-premise sign is an off-premise sign which:

1. No longer correctly directs or exhorts any person;
2. Has fallen into disrepair or otherwise deteriorated as a result of a lack of maintenance, repair or upkeep; or
3. With regard to billboards, which carries no advertising message other than a message concerning its availability for lease or hire on its structure for any period of one hundred eighty (180) consecutive days.

Activity: An economic unit designated in the classification system given in the 1987 Standard Industrial Classification (SIC) Manual published by the U.S. Department of Commerce, Office of Federal Statistical Policy and Standards.

Address Sign: A sign which only conveys the numeric address of the premises on which it is located.

Architectural Detail: Any projection, relief, cornice, column, change of building material, window or door opening on any building.

Attached Sign: An attached sign is any sign which is physically connected to and derives structural support from a building or building appurtenance.

Audible Sign: An audible sign is any sign which is designed to or which does produce sound.

Awning: A cloth, plastic, or nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Banner: A sign composed of a logo or design on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

Beacon: A strong or bright light focused or directed in one or more directions.

Bench Sign: A bench sign is an advertising message on any portion of a bench or

other non-mobile structure or device intended for public seating or convenience.

Changeable Message Sign: A changeable message sign is a sign on which the copy, message or sign panels may be, when specifically issued a permit as a changeable message sign, changed either electronically or manually in the field through the removal, replacement, or rearrangement of letters, symbols, blocks or panels designed for attachment to said sign.

Construction Sign: A construction sign is a temporary sign erected and maintained by an architect, contractor, developer, financial institution, subcontractor or materials supplier upon premises for which said person or persons is presently furnishing labor, materials, services or capital financing.

Directory Sign: A directory sign is an outdoor sign listing and identifying the occupants within shopping centers, industrial centers, retail centers, office centers, and other multi-use commercial or industrial sites.

Flags, Banners, Seals: Flags, banners and seals are mottos, emblems, designs, shapes or symbols on cloth, plastic, canvas or devices of similar type and materials intended to convey any message or to identify any person, place, idea or thing other than duly adopted flags or seals of nations, states, parishes or municipalities.

Flashing Lights: Any light or light source or reflection of light source which is intermittent in duration, color or intensity or which creates or is designed to create an illusion of intermittency in duration, color or intensity.

Flashing Sign: A light source which, in whole or in part, physically changes in light intensity or gives the appearance of such change at intervals of less than six seconds.

Freestanding Sign: A freestanding sign is a sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support

Ground Sign: A ground sign is a monument sign or a pole sign supported by a sign structure secured in the ground and which is wholly independent of any guy wire, support wire, building, fence, vehicle or object other than the sign structure, for support.

Home Occupation Sign: A home occupation sign is any on-premise sign advertising a home occupation.

Identification Sign: An identification sign is a sign which is limited to the name, address, and/or number of a building or institution, person, or entity which is primary to the identification of the premise and to a general statement of the activity carried on in the building or institution.

Illuminated Sign: An illuminated sign is any sign which has characters, letters, figures, designs or outlines illuminated by an interior or exterior light source which is primarily designed to illuminate such sign.

Individual Letter Sign: An individual letter sign is any sign made of self-contained letters that are mounted directly on the face of a building, a parapet, a roof edge of a building or on or below a marquee without being attached to a structure defined herein as a "sign face."

Inflatable Sign: An inflatable sign is any sign dependent in whole or in part for its structural integrity on the infusion into said sign of compressed air or other fluids, and specifically including balloons larger than two (2) feet in diameter or two (2) foot square in area or other gas or liquid filled figures.

Laser: A device emitting a narrow, very intense beam of light waves that have been amplified and concentrated by stimulated atoms, or the light produced by such device.

Marquee Sign: A marquee sign is any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather. Signs painted or sewn onto awnings or canopies shall be considered marquee signs.

Monument Sign: A monument sign is a freestanding ground sign (a) which is of monolithic construction in which the sign's base or support is of uniform composition with the material comprising the sign area of said sign and the base or support of said sign is directly affixed in or to the ground, (b) the sign face of which is encompassed on the top, sides and bottom by a border or column of the same or compatible material, and which border or column compliments and enhances the aesthetic effect of the sign, and (c) a double-faced monument sign shall be made of back-to-back sides unless visibility of such sign is impeded in which case the two sides may form a "V" shape in which the interior angle does not exceed 45 degrees, and provided that no sign base, foundation and support of which consists in whole or in part of above ground poles, piers, piling or similar types of supports exceeding twenty-four(24) inches in height measured above the ground shall constitute a monument sign. (Amended ZC04-08-068A 10/07/2004 OCS# 04-0976)

Moving Message or Changing Image Sign: A moving message or changing image sign is any sign including public service signs designed to convey sign copy which changes in form or content with greater frequency than once an hour or which otherwise includes action or motion or the illusion of action or motion within its message or sign copy.

Multi-Occupancy Center: A single building or group of buildings situated in close proximity to each other that house more than one (1) tenant or owner and whose parking facilities may be in common with other tenants, owner, or buildings, except

those businesses which engage in the sale of automobile fuel products and other goods and services including, but not limited to, fast food restaurants and convenience stores.

Murals: A work of art painted or otherwise applied to an exterior wall surface.

Neon Signs: Any colored tubular lighting bent or formed into a design or lettering of which the primary source of light is gaseous. Anything within the boundary of the outline of the neon will be considered a part of the sign face.

Non-Conforming Sign: A non-conforming sign is any sign structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this code or any amendments thereto and which fails to conform to all applicable regulations and restrictions of this code, or a non-conforming sign for which a special permit has been issued.

Off-Premise Sign: An off-premise sign is a sign that directs a person to a different premise or location than that on which the sign is located; which identifies advertised goods, products, or services not available on the premises on which the sign is located; or which conveys a non-advertising idea or message; or identifies or advertises a business, person, firm or corporation not located on or occupying the premises where the sign is located; or which is not otherwise defined as an on-premise sign.

On-Premise Sign: An on-premise sign is a sign identifying or advertising a business, person, firm, corporation, activity, goal, product or service located or available on the premises where the sign is installed and maintained or which is displayed and maintained by the owner or occupant of the premises on which it is located.

Parapet Sign: A parapet sign is a sign extending above a roof line or which serves as a parapet.

Pole Sign: A pole sign is a ground sign (i) the structure of which consists of one or more vertical poles which are partially placed in the ground for stability, and which may have a horizontal pole at or near the top of a single vertical pole and which may be joined together by a horizontal pole, (ii) the sign face or faces of which are attached to the vertical pole(s) and/or horizontal pole and may be chained, cabled or attached to the vertical pole(s) and (iii) the sign face(s) of which do not touch the ground and, therefore, leave an open space between the bottom of the sign face and the ground. A pole sign cannot be connected to or affixed to a building.

Political Sign: A political sign is any sign urging the election or defeat of any candidate seeking any political office, or urging the passage or defeat of any ballot measure, but not including any billboard owned or maintained by a commercial firm or advertising company when leased or used as a political sign.

Portable Sign: A portable sign is any sign other than a trailer or vehicle sign that is not permanently affixed to a building, structure or the ground or a sign designed to be

moved from place to place. These signs primarily include, but are not limited to: A frame or sandwich board signs, signs attached to wood or metal frames, and signs designed to be self-supporting and moveable.

Private Directional Signs: Private directional signs are on-premise signs directing vehicular or pedestrian traffic movement into a premise or within premises.

Project Sign: A project sign is a temporary sign announcing a proposed land development or construction project.

Projected Sign: A projected sign is a sign or visual image created by the projection of light onto a surface.

Projecting Sign: A projecting sign is any sign other than a wall sign affixed to any building or wall which sign has a leading edge extending twelve (12) inches or more beyond such building or wall. Projecting signs are of two (2) types:

1. Fixed - A sign, other than a wall sign, which extends outward twelve (12) inches or more from the facade of any building and is rigidly affixed thereto.
2. Swinging - A sign projecting twelve (12) inches or more from the outside wall or walls of any building which is supported by only one rigid support affixed thereto.

Public Directional Signs: Public directional signs are either:

1. Signs permanently or temporarily erected in the public right-of-way or on public property with the approval of the Parish Council which denote the name or route to any educational institution, public building or facility, historic place, shrine, church, synagogue, hospital, library or similar facility or institution; or
2. Signs permanently or temporarily erected identifying a person or entity who has undertaken to plant or maintain landscaping of that portion of the right-of-way.

Public Service Sign: A public service sign is a sign the primary purpose of which is to provide information as a service to the general public such as time, temperature or the promotion or announcement of public events, or other events of a civic, philanthropic, charitable or religious purpose of general interest to the public.

Real Estate Sign: A real estate sign is any temporary sign pertaining to the sale, lease or rental of land or buildings, which is erected or displayed on the lot or parcel to which it applies.

Resident Identification Sign: A resident identification sign is any on-premise sign limited in content to no more than the name of the premises, its municipal address and the names of the present occupant or occupants of the premises.

Revolving or Rotating Sign: A revolving or rotating sign is any sign whose sign face is

designed to move or turn on any axis.

Roof Sign: A roof sign is any sign erected or painted upon, against or directly above a roof or on top of or above the parapet of a building.

Searchlight: A strong or bright light with a reflector in a swivel so that its beam may be sent or directed in various directions.

Sign: "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.

Sign Area: The area of a sign shall be defined as the square foot area enclosed within the perimeter of the sign face with each face contributing to the aggregate area of any sign. With respect to signs which are composed of individual symbols, letters, figures, illustrations, messages, forms, or panels, the sign area shall 1) be the total area of each individual letter, symbol, etc. as provided by the applicant and verified by the planning staff, or 2) when such information is not provided, shall be defined as that area enclosed by one continuous line connecting the extreme points or edges of the advertising message. In cases where there is no definable simple geometric shape, the simplest geometric shape or rectangle enclosing the outer edges of the advertising message shall determine the sign area. In cases of back-lighted awnings with advertising messages, the entire area of the awning which is backlit shall be considered as the sign area. (Amended 10/16/2003 OCS# 03-0771)

Sign Face: Sign face is the part of the sign that is or can be used to identify, advertise, communicate, inform or convey a visual representation which attracts the attention of the public for any purpose. "Sign face" includes any background material, panel, trim, frame, color and direct or self-illumination that differentiates the sign from the building, structure, backdrop surface or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face provided that no message, symbol or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure, unless it is outlined in neon.

Sign Height: Sign height of a sign shall be defined as the vertical distance from the finished grade to the highest point of either the sign or sign structure.

Sign Message: The words or symbols on a sign face which convey a message to those viewing the sign.

Sign Owner: A sign owner is that person who owns a sign and/or who is responsible for a sign. In those cases in which the sign owner cannot be determined; the owner of the premises upon which the sign is located shall be deemed the owner of the sign.

Sign, Premise: A Sign Premise is defined as the contiguous land in the same

ownership which is not divided by any highway, street, alley or right-of-way. For purposes of this Article a single premise:

1. May include more than one lot of record when such lots are devoted to a single unity of use; or
2. May consist of a separate structure on the same lot of record when, in the opinion of the Planning Department, such separate structure appears to be a separate premise.

Sign Structure: A sign structure is the supporting structure upon which a sign or sign face is fastened, attached or displayed or is intended to be fastened, attached or displayed; provided however, this definition shall not include a building or fence.

Signable Area: An area which is free of architectural details on the facade of a building or part of a building in which an activity is located.

Snipe Sign: A snipe sign is a sign which is tacked, nailed, posted, pasted, glued or otherwise attached to poles, stakes, fences, or to other like objects.

Store Front: The facade of a space in a building, regardless of the type use of the space, which space must have a direct entrance, by door, from the exterior of the building through the facade, and which facade must face a street or a parking lot for the building.

Street Banner Sign: A street banner sign is any banner sign which is stretched across and hung over a public right-of-way.

String of Lights: A string of electrical conductors containing two (2) or more lights or light sockets.

Subdivision Sign: A subdivision sign is a sign identifying the subdivision and denoting the entrance or exit to the subdivision.

Temporary Sign: A temporary sign is any sign, the display of which is limited by law, ordinance, or regulation and which advertises a situation or event that is designed, intended, or expected to occur and be completed within a reasonably short or definite period after the erection of such sign.

Trailer Sign: A trailer sign is any sign or sign structure attached to or composed in whole or in part of a trailer frame or chassis or skid or skid frame or body or of any materials which have ever previously constituted in whole or in part such a trailer, skid, frame, chassis or body.

Vehicle Sign: A vehicle sign is any sign displayed on or from any mode of transportation, including but not limited to cars, buses, trucks/trailers, trains, boats, or airplanes.

Wall Sign: A wall sign is a sign other than a parapet sign which is painted on or which projects less than twelve (12) inches from the wall of a building, and is painted on, attached to or erected against any exterior wall or window of a building or structure with the exposed face of the sign being in a plane parallel to the plane of said wall or window and not extending above the building.

Window Sign: A window sign is any sign which is painted on, applied to, attached to or projected upon the exterior or interior of a building glass area, including doors, or located within one foot of the interior of a building glass area, including doors, whose identification, message, symbol, insignia, visual representation, logo type or any other form which communicates information, can be perceived from any off-premises contiguous property or public right-of-way.

SECTION 5.04 RESERVED (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

SECTION 5.05 OUTDOOR LIGHTING REGULATIONS (Amended 2/13/03 ZC02-06-040 OCS#03-0607)

5.0501 Statement of Need and Purpose.

Good outdoor lighting at night benefits everyone. It increases safety, enhances the Parish's night time character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces everyone's privacy, and higher energy use results in increased costs for everyone. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents of the Parish. This Section is intended to eliminate problems of glare, minimize light trespass, and help reduce the energy and financial costs of outdoor lighting, by establishing regulations which limit the area that certain kinds of outdoor-lighting fixtures can illuminate, and by limiting the total allowable illumination of property located in St. Tammany Parish. Luminaires on all properties, in all zoning districts, shall be installed to keep unnecessary direct light from shining onto abutting properties or streets.

5.0502 Applicability, Permits, Variances, Waivers, Appeals.

A. Applicability. All public and private outdoor lighting installed in the Parish of St. Tammany shall be in conformance with the requirements set forth in this Section 5.05.

B. Permit Requirements.

1. Submission Contents. Application for outdoor lighting permits shall be made to the Department of Planning. The applicant for any electrical permit required by any provision of the laws of this jurisdiction in connection with proposed work, other than single-family residential, involving outdoor lighting fixtures shall

submit (as part of the application for permit) evidence that the proposed work will comply with this Section. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

- (a) plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
- (b) description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required);
- (c) photometric data, such as that furnished by manufacturers, or similar showing the angle of cut off or light emissions.

- 2. **Additional Submission.** Should additional data be required by the Planning Department for issuance of a permit, it shall be incumbent upon the applicant to provide such material.
- 3. **Lamp or Fixture Substitution.** Should any outdoor light fixture, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the building official for his approval, together with adequate information to assure compliance with this Section 5.05, which must be received prior to substitution.

C. Variances by Board of Zoning Adjustments. If the application for a lighting permit shows that all requirements of this Section 5.05 are complied with, the Director of Planning shall issue a permit without the necessity of any public hearing before the Zoning Commission or any other public body. If the application for the permit is denied, the applicant may, subject to the provisions of Section 5.0502 D, seek a variance from the Board of Zoning Adjustments pursuant to the provisions of Section 7.04. Appeals from the Board of Adjustments shall be made to the District Court for the Parish of St. Tammany as provided in Section 7.0404.

D. Conditional Use Review. If a Conditional Use is required, the Zoning Commission has the authority to amend the conditions and requirements of this Section in accordance with Section 3.0201.B.1 of these regulations.

E. Criteria for Variances and Waivers. Pursuant to Section 5.0502 C, The Board of Zoning Adjustments may grant variances from the lighting regulations of this Section 5.05 and pursuant to Section 5.0502 D, the Zoning Commission and Parish Council (on appeal to the Parish Council) may grant waivers from the regulations in this Section 5.05. Such variances and waivers may be granted to diminish lighting regulation requirements when one or more of the following exists: unusual design of building or structures, unusual effect of the lighting requirements on the

structures to be placed on the lot, extraordinarily burdensome result if lighting regulations are not modified, and any other problem or matter that affects the development of the property or the buildings and structures thereon which the Board of Zoning Adjustments or the Zoning Commission determines to be in the public interest to consider; provided that variances and waivers shall not be based solely on cost or economic consideration. Furthermore, the Board of Zoning Adjustments may grant variances from the provisions of this Section 5.05 due to any hardships or other matters that are a proper basis for a variance.

5.0503 Luminaire Design Requirements.

A. Applicability to Uses Other Than Single Family Residential. The provisions of this Section 5.0503 shall apply to all uses except single family residential. Single family residential shall be governed by the provisions of Section 5.0505.

B. Luminaire Design. Any luminaire with a lamp or lamps rated at an average of more than 3,000 lumens shall be either:

1. Full Cutoff Type Fixture with a single plane lens, or
2. Fully-Shielded Fixture

C. Luminaire Height.

1. Any luminaire with a lamp or lamps rated at an average of less than 3,000 lumens may be mounted at any height.
2. Any luminaire with a lamp or lamps rated an average of more than 3,000 lumens may be mounted up to a height of 35 feet in accordance with the following:

HEIGHT	FULL CUTOFFS WITH SINGLE-PLANE LENS	FULLY SHIELD FIXTURE
0-25 feet	Acceptable	Shield EVEN with LDLEP
>25-30 feet	Acceptable	Shield 1 INCH below LDLEP
>30-35 feet	Acceptable	Shield 2 INCHES below LDLEP

D. Luminaire Footcandles. Total footcandles measured from three feet above ground level with the measuring instrument held in the horizontal plane shall be in accordance with the following standards:

Entrances		Maximum Footcandle
	Active (pedestrian and/or conveyance)	5
	Inactive (normally locked, infrequently used)	1
Building Exteriors		
	Vital locations or structures	5
	Building surrounds	1
	Floodlit Buildings and Monuments	10
	Loading and Unloading Platforms	20
	Automated Teller Machines	20
Service Stations		
	Approach	1.5
	Driveway	1.5
	Pump Island	20
	Service Areas	3
Storage Yards		
	Active	20
	Inactive	1
Retail Outdoor Lighting		10

5.0504 Lamps That Emit 3,000 Lumens.

The following rated lamp wattages shall be deemed to emit 3,000 lumens unless the Planning Department determines, based upon information provided by a lamp manufacturer, that the rated wattage of a lamp emits either more or less than 3,000 lumens:

- (1) Incandescent lamp: one hundred sixty (160) or more watts.
- (2) Quartz halogen lamp: one hundred sixty (160) or more watts.
- (3) Florescent lamp: thirty-five (35) or more watts.
- (4) Mercury vapor lamp: seventy-five (75) or more watts.
- (5) Metal halide lamp: forty (40) or more watts.
- (6) High pressure sodium lamp: forty-five (45) or more watts.
- (7) Low pressure sodium lamp: twenty-five (25) or more watts.

5.0505 Single Family Residential Applications

- A. Less Than 3,000 Lumens. Exterior lighting less than 3,000 lumens including spotlights and floodlights shall be set such that the centerline of the beam (or lamp) does not exceed 35 degrees from vertical.
- B. Greater Than 3,000 Lumens. All luminaires greater than 3,000 lumens shall conform to the provisions of this Section 5.0503 B and 5.0503 C.

5.0506 Exceptions to Luminaire Design Requirements.

- A. Luminaire Redirection. Any luminaire with a lamp or lamps rated at 3,000 lumens or less may be used without restriction to light distribution or mounting height, except that no spot or flood luminaire rated 3,000 lumens or less may be aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways.
- B. Police or Fire Departments or other Emergency Services. All temporary emergency lighting need by the Police or Fire Departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this Section 5.05.
- C. Federal Regulatory Agencies. All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of this Section 5.05, except that all luminaires used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
- D. Flags. Up-Lighting for national, state or foreign nation flags located on poles independent of other structures are exempt from the requirements of this Section 5.05.
- E. Trees. Up-Lighting or down-lighting of trees is exempt from the requirements of this Section 5.05 except that the maximum amount of lumens for such lighting shall be 3,000 lumens per fixture.
- F. Sensor Security Lighting. Security lighting controlled by sensors which provides illumination for five (5) minutes or less is exempt from the requirements of this Section 5.05.

- G. Street Lighting. Both public and private street lights are exempt from the requirements of this Section 5.05 if they were in existence at the time this Section 5.05 becomes effective or if a permit or other approval has been granted for these lights at the time this Section 5.05 becomes effective.
- H. Church Steeples. Up-lighting of church steeples is permitted as long as said lighting is fully shielded.

5.0507 Outdoor Advertising Signs.

- A. Top Mounted Fixtures. Top Mounted Fixtures Required. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of Section 5.05 with the exception of the portion of the luminaire parallel with the sign, provided this portion does not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane.
- B. Translucent Outdoor Advertising Signs. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are required.
- C. Prohibitions. Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to Interstate Highways, between the hours of 11:00 p.m. and sunrise is prohibited.
- D. Compliance Limit. The lighting for existing outdoor advertising structures shall be brought into conformance with this section no later than January 1, 2006.

5.0508 Recreational Facilities (Public and Private).

Recreational field lighting, public or private, such as, football fields, soccer fields, baseball fields, and softball fields, shall be exempt from the height requirement of 35' and total lumen output provided all of the following conditions are met:

- A. Parking Lots And Areas Surrounding Facility. Lighting for parking lots and other areas surrounding the playing field, court, or track shall comply with the lighting requirements as defined in Section 5.05.
- B. Shielding. All fixtures used for event lighting shall be fully shielded or be designed or provided with sharp cut-off capability, so as to minimize up-light, spill-light, and glare.
- C. Time of Holding Events. All events shall be scheduled so as to commence before 9:00 p.m., but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m.

5.0509 Prohibitions.

- A. Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.
- B. Searchlights. The operation of searchlights is prohibited except for grand openings and special events for a period not to exceed 2 (two) days and no more than twice per calendar year. Such use shall not be located within 500 (five hundred) feet of a residential area and shall not be allowed between the hours of 11:00 p.m. and sunrise.
- C. Outdoor Advertising Off-Site Signs. Electrical illumination of outdoor advertising off-site signs, other than those located adjacent to Interstate Highways, is prohibited between the hours of 11:00 p.m. and sunrise.
- D. Commercial Landscape Lighting. Commercial landscape lighting may not be directed above the horizontal plane.
- E. Neon Lighting. Neon lighting is prohibited except as provided for regarding signs in Section 5.03.
- F. Strings Of Lights (Non-Residential Uses). Strings of lights are prohibited except from Thanksgiving Day until January 10. Strings of lights shall include, but not be limited to, lights strung around trees and lights that simulate icicles.

5.0510 Temporary Outdoor Lighting.

Any temporary outdoor lighting that conforms to the requirements of this Section shall be allowed. Nonconforming temporary outdoor lighting may be permitted by an Administrative Permit granted by the Planning Department after considering: (1) the public and/or private benefits that will result from the temporary lighting; (2) any annoyance or safety problems that may result from the use of the temporary lighting; and (3) the duration of the temporary nonconforming lighting. The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Planning Department.

5.0511 Regulation of Non-Conforming Luminaires.

- A. Definition of Legally Non-Conforming Luminaires. The term “legally non-conforming luminaires” shall mean (i) any luminaire located within the Parish which does not conform with the provisions of this Section 5.05 at the time this Section 5.05 becomes effective, or (ii) any luminaire not yet constructed, but which has been granted a permit through the granting of a building permit or other approval, at the time this Section 5.05 becomes effective.
- B. Continued Existence of Legally Non-Conforming Luminaires. Legally non-conforming luminaires may continue in existence or may be constructed as provided for in Section 5.0511 A (ii), but such luminaires shall lose their legally non-

conforming status and shall be amortized and removed or brought into compliance as set forth in Section 5.0511 C and D.

C. Amortization of Non-Conforming Luminaires. The rules with respect to amortization of legally non-conforming luminaires are as follows:

1. Pole mounted legally non-conforming luminaires for single family residences must be brought into compliance when the fixture is changed or repaired or by January 1, 2020, whichever occurs sooner.
2. Pole mounted legally non-conforming luminaires for agricultural uses must be brought into compliance when the fixture is changed or repaired or by January 1, 2020, whichever occurs sooner.
3. Except as provided in Section 5.0511 C 1 and 2 and D, any other legal non-conforming luminaires shall be brought into compliance as follows:
 - (a) Any non-conforming luminaire which has a height of less than 35 (thirty-five) feet shall be brought into compliance by January 1, 2006, which is hereby established as the amortization period for such non-conforming luminaires.
 - (b) Any non-conforming luminaire which has a height of 35 (thirty-five) feet or over shall be fully shielded 3" below LDLEP by January 1, 2006 which is hereby established as the amortization period for such non-conforming luminaires.

D. Non-Conforming Luminaires Causing Disability Glare. Non Conforming luminaires that direct light toward streets or parking lots that cause disability glare to motorists or cyclists should be either shielded or re-directed within 90 days of notification by the Parish, so that the luminaires do not cause a potential hazard to motorists or cyclists.

5.0512 Definitions for Outdoor Lighting Regulations.

The following definitions relate to the outdoor lighting regulations contained in Section 5.05. These definitions are intended to also be set forth in Section 10 simultaneously with the adoption of Section 5.05 or at a later date.

Direct Light: Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

Disability Glare: Glare resulting in reduced visual performance and visibility. It is often accompanied by discomfort.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flood or Spot light: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Footcandle: A unit of measure for illuminance. A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Full Cut-Off Type Fixture: A luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture and that is installed in a vertical position to prevent disability glare.

Fully Shielded Fixture: A luminaire or fixture constructed in such a manner that an opaque shield extends, on the top and all sides, below the lowest direct-light-emitting part (LDLEP) of the luminaire. The lowest edge of such a shield shall surround the LDLEP and be level with the horizontal plane, regardless of the orientation of the luminaire or fixture.

Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.

Height of Luminaire: The height of a luminaire shall be the vertical distance from the normal finished grade directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

Horizontal Illuminance: The measurement of brightness from a light source, usually measured in footcandle or lumens, which is taken through a light meter's sensor at a horizontal position.

Indirect Light: Direct light that has been reflected or has scattered off of other surfaces.

Lamp: The component of a luminaire that produces the actual light.

Lowest Direct-Light Emitting Part (LDLEP): The lowest part of either the lamp or lamps, the reflector or mirror, and/or refractor or lens.

Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

Lumen: A unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of this Section, the lumen-output values shall be the initial lumen output ratings of a lamp.

Luminaire: This is a complete lighting system, and includes a lamp or lamps and a fixture.

Neon Lighting: Any tubular lighting of which the primary source of light is gaseous.

Outdoor Lighting: The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

Single-Plane Lens: A refractor of lens, mounted in the horizontal plane, which by design, allows direct light to be emitted only through the horizontal plane.

Temporary Outdoor Lighting: The specific illumination of an outside area or object by any man-made device located outdoors that produces light by any means for a period of less than 45 days, with at least 180 days passing before being used again.

Uplighting: Any light source that distributes illumination above a 90 degree horizontal plane.

SECTION 5.06 LAND EXCAVATION.

1. Applicant shall submit a site plan of existing conditions, an operations plan and a reclamation plan to Department of Development for review and approval.
2. If a conditional use permit is granted for the excavation use, the use shall be inspected and monitored at least once annually.
3. The perimeter of the excavations shall not be nearer than two hundred (200') feet to the front, sides and rear property lines.
4. The property shall be kept posted with warning signs set no further than fifty (50') feet apart and clearly visible, indicating that the property is an excavation site.
5. The perimeter of the land containing the excavation shall be fenced by a wire mesh fence or as determined by the Department of Development of not less than four (4') feet in height and all gates or entrances shall be locked when not in use.
6. In all districts inside the Growth Management Area where temporary and/or commercial extraction of dirt, soil, clay, sand, gravel and/or earth may take place according to this ordinance, all excavations must either be made to a water producing depth, or graded or backfilled. Excavations made to a water producing depth shall have a minimum depth of at least six (6") inches.

Backfilling of excavations not made to a water producing depth, shall be made with non-noxious, nonflammable, noncombustible solids including materials exempt from DEQ regulations, such as concrete, stumps, etc.. The graded or backfilled area(s) shall not collect and permit stagnant water to remain thereon. The peaks and depressions of the area shall be reduced to a surface which will result in a gently rolling topography in substantial conformity to the land area immediately surrounding in order to minimize erosion due to rainfall. The graded or backfilled area(s) shall be sodded or surfaced with soil of a quality at least equal to the topsoil

of the land area immediately surrounding and to a depth of not less than the depth of the topsoil on surrounding land. Such topsoil shall be planted with trees, legumes, or grasses, upon the parts of such area where revegetation is possible.

SECTION 5.07 LAND RECLAMATION

1. Applicant shall submit a site plan of existing conditions, an operations plan to the Department of Development for review and approval.
2. If a conditional use permit is granted for the reclamation use, the use shall be inspected and monitored at least once annually.
3. The perimeter of the reclamation site shall not be nearer than two hundred (200') feet to the front, sides and rear property lines.
4. The property shall be kept posted with warning signs set no further than fifty (50') feet apart and clearly visible.
5. The perimeter of the land containing the reclamation site shall be fenced by a wire mesh fence or as determined by the Department of Development of not less than four (4') feet in height and all gates or entrances shall be locked when not in use.
6. In all districts inside the Growth Management Area where filling of dirt, soil, clay, sand, gravel and/or earth may take place according to state regulations.

Backfilling of excavations not made to a water producing depth, shall be made with non-noxious, nonflammable, noncombustible soils including materials exempt from DEQ regulations, such as concrete, stumps, etc.. The graded or backfilled area(s) shall not collect and permit stagnant water to remain thereon. The peaks and depressions of the area shall be reduced to a surface which will result in a gently rolling topography in substantial conformity to the land area immediately surrounding in order to minimize erosion due to rainfall. The graded or backfilled area(s) shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land area immediately surrounding and to a depth of not less than the depth of the topsoil on surrounding land. Such topsoil shall be planted with trees, legumes, or grasses, upon the parts of such area where revegetation is possible.

SECTION 5.08 CLOSED LANDFILLS/DUMPS

A. Identification

- 1) Owners and/or operators of closed landfills/dumps must provide the following information to the Zoning Commission:
 - a) site location and size
 - b) legal description
 - c) type of waste
 - d) topography and soil type at site

- 2) The Zoning Commission shall identify and map all closed landfill/dumps and retain a file on each site.

B. Inspection

The Department of Permits and Inspections shall inspect each identified landfill/dump to verify that it is no longer operation and that there are no hazardous situations, such as the generation of methane gas, existing.

C. Public Availability of Records

_____ A parish-wide map showing the location and pertinent information of each closed site will be displayed in the Zoning Commission Office, and the Permits Office and other appropriate public areas.

D. Recording Information on Plats

Any person subdividing land containing a closed landfill/dump will show its location and condition to the Zoning Commission and the Police Jury for approval.

SECTION 5.09 YARDS AND OPEN SPACE GENERALLY

1. Every part of a required yard area shall be open to the sky except as follows:
 - a) Where accessory buildings are specifically permitted in a rear or side yard under these regulation.
 - b) A roof, gutter, eave, fixed awning, marquee or canopy, attached to a building but having no other support, may project no more than five (5) feet into a required front, side or rear yard, if a minimum distance of two (2) feet remains open to the sky between the farthest projection and the lot lines.
 - c) Notwithstanding the foregoing, a canopy or marquee shall be permitted to extend from the entrance door of any church, school, college, hospital, sanitarium, public building, or educational, religious, or philanthropic institution in any district, or from the entrance door of any main building in multiple-family residential, commercial, or industrial district. Where a sidewalk and curb exist, the canopy or marquee may extend to within eighteen (18) inches of the curb line. Such canopies or marquees shall not exceed fifteen (15) feet in width or twelve (12) feet in height or be screened or enclosed in any manner and shall provide an unobstructed, clear space between the grade and the bottom of the valance of at least seven (7) feet.
 - d) Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than two (2) feet to any lot line or be vertically supported.
2. Where these regulations refer to side streets for corner lots, the side street will normally be the street along which the corner lot has its largest dimensions, but the Director of Development may be guided by the pattern of development in the

vicinity of the lot in question in determining which of the two streets is the side street.

3. More than one main building may be located upon a zoning lot or tract in the following instances:
 - a) Institutional buildings.
 - b) Public or semi-public buildings.
 - c) Multiple-family dwellings.
 - d) Commercial or industrial buildings.
 - e) Homes for the aged, nursing homes, convalescent homes, and orphans homes.
 - f) Rural Districts .

The provisions of this exception shall not be construed to allow the location or erection of any main building or portion of a main building outside of the buildable area of lot except as otherwise provided.

4. In the event that a lot is to be occupied by a group of two or more related buildings to be used for residential purposes, there may be more than one main building on the lot when such buildings are arranged around a court; provided, that said court between buildings that are parallel or within forty-five (45) degrees of being parallels, shall have a minimum width of thirty (30) feet for one-story buildings, forty (40) feet for two-story buildings, and fifty (50) feet for buildings of three (3) stories or more, and in no case, may such buildings be closer to each other than fifteen (15) feet.
5. Where a court is more than fifty (50) percent surrounded by a building, the minimum width of the court shall be at least fifteen (15) feet for one-story buildings, forty (40) feet for two-story buildings, and fifty (50) feet for three story buildings. The width of such a court shall be increased by three (3) feet for each additional story over three (3) stories or each ten (10) feet of height over thirty-five (35) feet, whichever requires the greater width of court.

SECTION 5.10 FRONT YARDS

1. Where a right-of-way has been established by the Police Jury for the future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line to the building line.
2. Except as otherwise provided in these regulations, on through lots, the required front yard shall be provided on each street.
3. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard of ten (10) feet on the side street, provided however, that said front yard on the side street need not exceed the average front yard established by other buildings in the block which front on the side street.

4. Open, unenclosed porches, raised platforms or raised paved terraces not covered by a roof or canopy, and which do not extend above the level of the first floor of a building, or a maximum of five (5) feet above grade, may extend or project into the front or side yard not more than six (6) feet.

SECTION 5.11 SIDE YARDS (Amended 07/7/2006 ZC#04-08-065 OCS# 05-1154)

1. For the purpose of the side-yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.
2. Where a side yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the side lot line.

SECTION 5.12 REAR YARDS

1. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard are permitted for a distance of not more than five (5) feet.
2. Where a rear yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the rear lot line.

SECTION 5.13 ACCESSORY BUILDINGS AND STRUCTURES (Amended 07/07/2006 ZC#04-08-065 OCS# 05-1154)

1. Any accessory building may be built in a required rear yard. However, an accessory building must be located at least forty (40') feet from the front lot line, ten (10') feet from an interior rear lot line, ten (10') feet from the nearest interior side lot line and fifteen (15') feet from the nearest side street lot line. On through lots, an accessory building must be located at least forty (40') feet from the designated rear lot line.
Accessory buildings placed on buildable lots of record, or any accessory building under 100 square feet in area, must be located at least twenty-five (25') feet from the front lot line, five (5') feet from an interior rear lot line, five (5') feet from the nearest interior side lot line and ten (10') feet from the nearest side street lot line. On through lots, an accessory building must be located at least twenty-five (25') feet from the designated rear lot line.
2. The size of any accessory buildings shall not exceed seven and one half (7 ½ %) percent of the area of the lot on which the main building is situated.
3. Accessory buildings or structures permitted in a required rear yard by this ordinance shall not be higher than the peak of the roof of the principal building in residentially zoned districts. However, in any case, an accessory building or

structure in a residentially zoned district cannot exceed twenty (20') feet in height.

4. No accessory building may be located in a required front yard. Fences, signs, lighting, paved driveways and other accessory structures may be located in required front yards, subject to meeting Parish site triangle requirements, when applicable.
5. In all single-family residential districts, no accessory buildings or structures, greater than one hundred (100) square feet in combined gross area, shall be constructed prior to construction of the primary structure.
6. The combined length of an accessory structure shall not exceed fifty (50) feet in all residential districts.
7. Agricultural buildings are permitted in R (Rural), SA (Suburban Agricultural) on lots of a minimum of 1 acre & A-1 (Suburban) Districts on lots with a minimum area of 5 acres of land. There are no size limitations for an agricultural building, with the exception of the standard seven and one half (7 ½ %) percent maximum building coverage for non-residential structures.

SECTION 5.14 BOAT HOUSES AND BOAT SLIPS

1. The following regulations shall apply to accessory boat houses and boat slips in residential districts:
 - a) A boat house may not be used as a dwelling, guest house, or servants quarters unless specifically permitted by other sections of this ordinance.
 - b) The height of a boat house shall not exceed twenty (20) feet as measured from the required lot elevation.
 - c) No boat house shall exceed twenty (20) feet in width no forty (40) feet in depth.
 - d) Boat houses and boat slips, together with other accessory buildings, may occupy no more than fifty (50) percent of the required rear yard.
 - e) Bulkheads, pilings, breakwaters and other similar structures shall not be located beyond the established shoreline and shall conform to all standards established by applicable regulatory agencies.
 - f) Piers, docks and other similar structures shall be located by and shall conform to all standards established by applicable regulatory agencies.

SECTION 5.15 RESERVED