

**Center for Urban
And Public Affairs
University of New Orleans**

and

Meyer Engineers, LTD.

**St. John the Baptist Parish
Comprehensive Planning Project
Phase II, Task 1
Administrative Report**

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I. Introduction

There is an old saying that if you fail to plan, you are planning to fail. This can certainly be applied to land use planning for communities. Many communities in the United States face this dilemma. If a community does not have a plan for its future, what often happens is that the community will fail to adapt to change. The community will fail to take advantage of opportunities or to face challenges.

The concept of comprehensive planning is very much related to the economic prosperity of a community. A comprehensive plan is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the community. True comprehensive plans address compatibility issues between various uses of land, management and preservation of natural resources, identification and preservation of historically significant lands and structures, and adequate planning for infrastructure, transportation, housing and recreation needs.

The St. John the Baptist Parish Comprehensive Planning Project has moved the Parish toward both improving the function of the existing planning and zoning regulatory infrastructure and laying out a proposed Parish Land Use Plan for the next 20 years. Developing the Parish's comprehensive plan is a complex process that was undertaken as a multi-year approach. The Parish Council and Administration authorized the University of New Orleans, College of Urban and Public Affairs, along with Meyer Engineers, Ltd. as a sub-consultant, to undertake both Phase 1 and Phase 2 of the project

PHASE 1 Recap

The process began in 2002 with Phase 1 tasks to evaluate both short and long-term land use and zoning administration. It also included a citizen education and participation process to gather input from residents about the future direction of the Parish. Activities completed during Phase 1 included the following tasks:

Task 1, Phase 1 included an evaluation of Parish's existing Geographic Information System (GIS) and those layers necessary for comprehensive planning; a review of the role of

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the Planning and Zoning Commission, Zoning Board of Adjustment, and the Utility Board, including what cases and issues are heard and the decisions made; a review of procedures for and recommended improvements to current processes used to evaluate requests for subdivision, resubdivision, variances, rezonings, and building permits; a review of procedures for and recommended improvements to the current process to monitor and enforce compliance with existing Parish land use regulations; and a review of the existing subdivision regulations and zoning ordinance to identify any deficiencies with the regulations. The results of Task 1 were organized into a report that described the process as well as the results from the Short Range Planning evaluation.

Task 2 was the "Citizen Participation and Education Program". It included several presentations to various constituencies throughout the Parish to educate residents about the need for comprehensive planning and the St. John planning process. These meetings included multi-media presentations and citizen interaction and facilitated land use issue identification sessions to gather citizen input on existing land use issues along with where they, the citizens, would like to see the Parish go in the future. CUPA also developed a website dedicated to the ongoing planning process.

The results of both Tasks 1 and 2 were compiled into a report that identified the process, identified the results of the educational public meetings, detailed the findings of the Short Range Planning Evaluation along with recommendations for changes.

PHASE 2 – Current Project Scope

This report presents the findings and recommendations of Phase 2. Phase 2 activities built upon the analysis and citizen participation tasks completed in Phase I and addressed the recommendations made in Phase I.

Task 1: Improve Existing Planning and Zoning Regulatory Infrastructure

Task 1 involves addressing several of the recommendations made in the Phase I Task 1 report concerned with land use planning and enforcement in St. John the Baptist Parish, as follows:

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St. John Parish also adopted a “**Vision 2020 Plan**”, an economic development strategic plan, which was reviewed by the consultants. The Vision 2020 Plan has many findings and recommendations that are consistent with this Plan. In particular, Vision 2020 has several goals that directly support the findings and recommendations of this report and support the notion that good planning is good for business and the economy of the community.

Goal 2: *“Foster community pride and unity among all citizens, encouraging individual and collective participation reflecting diversity as a strength in community development, improving communications, and promoting programs resulting in aesthetic improvements so that St. John The Baptist Parish’s internal and external image is enhanced.”* Specific objectives identify the importance of beautification and basic landscaping and sign regulations for the commercial corridors in order to attract business and build community pride.

Goal IV: *Foster development of a comprehensive land use and zoning plan that results in planned growth within the context of a “big picture” so that funds can be focused infrastructure improvements with the greatest impact on beneficial growth and citizens needs.* Specific recommendations call for improvements in basic infrastructure – water and sewer facilities, a Master Road Use Plan for the Parish and specific procedures for permitting, many of which coincide with the recommendations of Phase I of this project and the recommendations of this Phase 2 report.

The University of New Orleans and Meyer Engineers, Ltd. presented the proposed future land use plan and this Administrative Report to the Parish’s public officials and citizens through a series of public presentations. Feedback was gathered and incorporated into the final Land Use Plan, which was submitted to the St. John the Baptist Parish Planning and Zoning Commission and Parish Council.

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existing uses. Conditional use permits are commonly employed to protect residential neighborhoods against potentially disruptive uses -- uses which might be compatible but could generate substantial amounts of noise, odor, or traffic, or which might in some other way be incompatible with the neighborhood.

Conditional uses are specifically listed in the zoning ordinance. Different zoning districts will have different lists of conditional uses. Like a variance request, criteria for the granting of conditional uses also do not involve an examination of the financial "hardship" to the property owner if the use is not allowed. Instead, the review criteria should focus on ensuring that a proposed use will not have an adverse impact on neighboring uses.

Local governments are also increasingly coming to require special permits for major development proposals. This allows the local government, typically through its zoning board, increased flexibility in examining the impacts of large-scale uses, and the ability to impose conditions to lessen adverse impacts on the community and adjacent properties. Projects such as shopping centers or office parks are particularly likely to require special permits in many places. A conditional or special use permit may allow certain uses of land, buildings, or structures that may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate measures can be taken to assure compatibility with surrounding uses, public need, and the Parish as a whole.

Under a Conditional Use provision, the Parish Council, upon recommendation of the Planning and Zoning Commission, may by ordinance, grant a conditional use permit for special uses that are otherwise not permitted outright by the Zoning Ordinance, and may impose appropriate conditions and safeguards to conserve and protect property and property values in the neighborhood. Standards can be used to address impacts related to building size, setbacks, building orientation and site features. Since each community has different needs goals and objectives, it is difficult to specifically determine what uses should fall into this category. ***This study recommends St. John Parish, should it decide to adopt a conditional use process, form a committee with members of the Planning and Zoning Commission, Zoning Board of adjustments and Parish Council***

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representative(s) and Planning Department and Administration. This committee could, if necessary, work with a consultant to craft an ordinance with specific uses listed as conditional uses in each zoning district and determine criteria and standards to ensure compatibility with existing land uses and local community standards and character.

- **Definitions**

Definitions are an important part of the zoning ordinance and subdivision regulations. Good definitions help the staff, Planning Commission and Zoning Board of Adjustments make consistent and accurate interpretations of the ordinances' requirements. St. John Parish subdivision regulations and its definitions are addressed in a later section of this report. **Attachment "A"** is a suggested list of new terms defined that can be incorporated, by ordinance, into the parish's Zoning Ordinance. Similarly, **Attachment "B"** consists of definitions related specifically to signs and the signage regulations in the Overlay District. The Overlay District and the enforcement of its regulations are discussed later in this report.

- **Variance Criteria**

Variances to the Zoning Ordinance are defined as *"...a dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure, or property, which, because of unusual or unique circumstances, is denied by the terms of the zoning code."* The key word here is "hardship" and the term doesn't mean a financial hardship. Too many variances could possibly open the Parish up to legal challenges for not enforcing its own regulations. Continuous requests for specific sections of the ordinance may mean that there is a problem with that particular regulation and maybe it needs to be changed. Both arguments can be made in the way variances are granted in the Parish.

Phase 1 of this project by UNO addressed the issue of variances granted by the Parish Zoning Board of Adjustments and suggested some criteria by which requests for variances could be judged. **Attachment "C"** is a draft ordinance with the suggested criteria for variance requests

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- **Parking**

Parking requirements currently found in the St. John Parish Zoning Ordinance are generally working properly. It is often a matter of interpretation as to which category a particular use might fall and what the corresponding parking requirements might be. **Attachment “D”** is a suggested Table of Required Parking Spaces. This attachment is merely a guide and reference source that can be used by the Planning Department staff since the list of uses is not overall consistent with defined uses in the Parish Zoning Ordinance. Again, this table addresses the number of spaces only and not other parking issues, such as dimensions of the spaces, other spatial requirements, landscaping and parking location.

- **Update the Subdivision Regulations**

Originally, subdivision regulations were meant to provide a more efficient method of selling land. A developer produced a plat with numbered lots and parcels and the sales of these parcels were easily recorded. After 1926, with the passage of the Standard City Planning Enabling Act by Congress, subdivision regulations were seen as a tool to regulate and control urban development and to address the problems created by premature development.

Subdivision Regulations are adopted by local governments as minimum requirements for the regulation and control of land subdivision within the Parish. These regulations are intended to:

- a. Establish standards for logical, sound, and economical development.
- b. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, congestion and overcrowding of the land, to provide orderly expansion and extension of community services and facilities at minimum cost and maximum convenience.
- c. To provide for the proper arrangement of streets and highways in relation to those existing or planned and to provide for the most beneficial relationship between use of land, buildings, traffic, and pedestrian movements.

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- d. To improve the quality of life through protection of the total environment, including the prevention of air, water, light, and noise pollution, the prevention of soil erosion, and the preservation of natural beauty and topography.
- e. To ensure appropriate surveying of land, preparing and recording of plats and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both the Parish and property owners and developers.

The St. John the Baptist Parish Subdivision Regulations overall have been an effective tool in regulating how subdivisions are built. There have been few problems or disputes. Those areas where the regulations have been deficient or outdated have been corrected. In 1998 "Construction Standards" were added in order to standardize and clarify what the Parish expected. Definitions are an important part of clear and understandable regulations. **Attachment "E"** is a suggested list of appropriate definitions for the St. John Parish Subdivision Regulations. The definitions in the Subdivision Regulations are generally consistent with the proposed definitions for the Zoning Ordinance, Attachment "A", to provide uniformity. It is suggested that the Planning Commission review, amend as necessary and adopt these definitions as part of the Subdivision Regulations.

- **Sign Committee - Enforcement Plan Provision for the Overlay District.**

Sign and landscaping regulations, such as those in the Major Corridor Overlay District, are intended to protect and enhance the character of the community and its various neighborhoods and districts against visual blight. It is necessary to regulate the size, type and location of signs to encourage the effective use of signs as a means of communication and to provide equality and equity among sign owners and those who wish to use signs. Controlling the size and number of signs is necessary to implement community goals and policies expressed by the public. Signs have an important design component and must be architecturally compatible with affected structures and the character of surrounding development in order to maintain the overall quality of a neighborhood or commercial district. The cumulative effect of

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numerous signs close to each other has a detrimental impact, which cannot be addressed in any way other than by limiting the number and size of all signs. In the same way and for the same reasons, minimum landscaping regulations were made a part of the Overlay District regulations.

In 2003, a Parish Sign Committee was formed consisting of members of the Parish Planning Department, Parish Planning and Zoning Commission, Zoning Board of Adjustments, representative from the St. John Parish Business Association, interested citizens and a representative of the sign industry. The Committee met sporadically and initially recommended amendments to the ordinance to clarify the regulations for multi-tenant commercial sites. Other "fine-tunings" of the regulations were made.

In August 2004 the Parish and the Sign Committee held a public meeting for business owners primarily in the LaPlace area to re-inform them of the intent and purpose of the Overlay District regulations. The Consultants helped facilitate this meeting. The overwhelming response by the business community was the Parish needed more such regulations and particularly needed to focus on strict and even enforcement. Enforcement is a difficult issue in most communities and St. John Parish is no exception. Parish officials need to remember two things about enforcement: 1) the results of enforcement of the aesthetic regulations will not be immediately apparent. Only after several years of consistent enforcement will the Overlay Corridor District begin take on a different appearance as non-conforming signs are brought into conformance and as more landscaping takes place and trees begin to mature, and 2) a history of inconsistent enforcement of some of the Zoning Ordinance puts the entire ordinance at risk in a possible court challenge.

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The photographs above illustrate the differences the regulations in the Overlay District are designed to achieve. ***This study recommends St. John Parish officials expand and strictly enforce the Overlay District regulations in order to realize long term positive results in the aesthetics, economic development and quality of life in the Parish. The Parish should also adopt new sign definitions, Attachment "B", to clarify sign types and to assist in the enforcement of the regulations.***

IV. Complete Development of a Plan to Make Decision-making Concerning Mobile/Modular Homes an Administrative Responsibility.

Current St. John the Baptist Parish regulations regarding mobile and modular homes do not implement the goals of the Parish. These goals include protecting single-family neighborhoods; provide reasonable choices for those residents who live in mobile homes and to streamline the approval process for mobile homes permitting. It is questionable whether any of these goals are being met by the current regulations.

St. John Parish has a large number of mobile homes, 956 as counted by the UNO Land Use Survey conducted in 2004. Most of these are located in R-1 Single-Family Zoning Districts. The Parish Zoning Ordinance expressly lists "mobile homes" as a

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prohibited use in all R-1 Single-Family Zoning Districts. In fact, mobile homes are only permitted by right in R-4 Multi-Family District, MHD, - Mobile Home Park District, and R - Rural District. Very little of the Parish is zoned R-4 or MHD, as can be seen on the Official St. John Parish Zoning Map.

In an attempt to address this issue and to afford mobile home residents an opportunity to find a place to live, the Parish amended the provisions of the zoning ordinance to allow the placement of a mobile home in zoning districts where they are not expressly permitted under certain conditions. These conditions include making application to the Planning Department and appearing before the Planning Commission for a public hearing. The Planning Department investigates the request and makes a recommendation to the Planning Commission. The recommendation is based on analysis of the request based on specific criteria. These criteria include an analysis of the percentage of other existing mobile homes within a 500-foot radius of the subject site, compatibility of materials and roof pitch. The Planning Commission then votes to either approve or deny the request for trailer/mobile home placement, based on these criteria. Appeals can be made to the Council where it often becomes a political issue rather than a land use and policy issue. The result is inconsistent siting of mobile homes in single-family residential districts, neighborhood disputes and unnecessary delays for the applicant.

The Parish should adopt a method of approving mobile home/trailer site requests administratively based on specific permit criteria that can be evaluated and approved or denied by the Planning Department staff. The Public Hearing requirement should be eliminated in most cases as this can increase neighborhood friction and causes needless and expensive delays for the applicant. To accomplish this, more areas of St. John Parish need to be rezoned to zoning districts where mobile homes are a specific permitted use. Once done, applicants need only apply for a mobile home/trailer placement permit, much like a building permit for a traditional residence. Existing application forms for mobile home placement approval can be easily modified to fit the new requirements.

The question becomes what areas of the Parish are to be rezoned. Many zoning

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issues can be highly charged political issues but once accomplished the rezoning should reduce the monthly highly charged Planning Commission meetings.

This study recommends the following:

- *Create a new single-family zoning district or overlay district that permits mobile homes.*
- *Rezone specific areas of the Parish to this new district.*
- *Rezone large parts of the West Bank of St. John Parish to R-Rural Zoning District. That designation more accurately fits the existing land uses there and R-Rural District allows for mobile homes.*
- *Discontinue the permitting of mobile homes in standard R-1 zoning districts.*

V. **Geographic Information System (GIS)**

St. John the Baptist Parish invested several years ago in a substantial upgrade in its information management abilities when it elected to produce a geographic information system for the various departments. The Parish Department of Public Safety had a GIS system for its operations but the other Parish departments were in the technology dark ages. The Parish hired Geographic Computer Technologies, Inc. (GCT, Inc.) to develop a Parish-wide GIS. The result is a state of the art system that is a powerful tool in information management. Unfortunately, the Parish GIS system has only one primary user – the Planning Department. It system has an excellent zoning district layer, parcel layer and other layers useful to land use and zoning analysis. It is likely that the Assessor, the Utilities Department and Roads and Bridges Department, and the Department of Economic Development could make more extensive use of this powerful tool. **It is the recommendation of this report that the Parish continue to expand the GIS and to incorporate other departments so that sharing information can be more efficient.**

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VI. Training and Continuing Education

This task is intended to encourage continuing education for all staff members of the Planning Department in order to better perform their duties on the job. It was originally presented as a way to improve communication between the staff and the Planning and Zoning Commission and the Zoning Board of Adjustments, primarily through staff reports. All employees in the department serve a vital function in the administration of the parish's land use regulations and knowledge of job duties and functions are essential.

The Consultants recommended that all new employees be given a brief orientation to the functions of the Planning Department and a brief overview of the Zoning Ordinance and Subdivision Regulations. This was done by Meyer Engineers, Ltd. on July 24, 2006 in the Planning Department. Inspectors need a more in depth knowledge of the regulations they are enforcing and a more intense training course was implemented. There are several statewide professional organizations that can assist in providing training, materials and seminars in the future. The Building Officials Association of Louisiana (BOAL) can be of great assistance as a resource for information and a networking opportunity for inspectors and zoning administrators. The BOAL website is <http://www.lsus.edu/boal/boalorg.html>.

Additional training opportunities for planning and zoning for staff are readily available from many sources. One of the best is the University of New Orleans, College of Urban and Public Affairs (CUPA). CUPA faculty and staff have a range of knowledge of planning and land use issues that is both broad and deep. It is also the only accredited planning school in Louisiana, Mississippi and Alabama. It offers numerous degree programs in various concentrations of interest.

The American Planning Association (APA) is a nonprofit public interest and research organization representing 37,000 practicing planners, officials, and citizens involved with urban and rural planning issues. Sixty-five percent of APA's members work for state and local government agencies. APA's primary function is education – educating its

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members, the public and government officials about planning. There is an annual APA national conference in the spring and a Louisiana Chapter APA conference held every fall. There are also numerous resources available from the organization, which can be found at the APA website – www.planning.org. A related publication is the *Planning Commissioners Journal*, a publication designed especially for Commission and Board members. Subscriptions and back issues of articles can be purchased online at www.plannersweb.com.

Many other organizations offer resources and training in many areas, either online or in seminars. These often are valuable resources but they are often very expensive and can impact a limited budget. Lorman Educational Services is a leading continuing education company offering seminars and on-line learning opportunities. In addition, Planetizen (www.planetizen.com), a website devoted to land use and planning issues, is developing an online training course for planning commissioners that should be available in late 2007.

Probably the most useful skill to be learned is communication, verbal and written. Staff reports to the Planning and Zoning Commission and to the Zoning Board of Adjustments should be brief enough to be readable but in depth enough for analyses so the commissioner or board member can have an understanding of the issues. On the other hand, a report must contain sufficient analysis of the request in order for the voting board member to make an educated decision. This is also to protect the Parish should the decision be challenged in court. The decision must be made with sufficient understanding of the issues and presentation of the facts. Feedback from the Planning Commission and ZBA can help determine if the level of analysis in staff reports is sufficient. The Consultants strongly suggest that the reasons for the recommendations by the staff, especially recommendations for denial, be spelled out in staff reports. In turn, the Planning and Zoning Commission and the ZBA, when voting, should specifically give the reason for the motion. This is especially important if the Commission or Board votes for denial or if the decision is different from the Planning Director's recommendation.

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Planning Commissioner Training - Local planning commissions and zoning boards of adjustment often make decisions that affect the future of their communities. It is therefore essential that these members are informed of their duties and responsibilities and that they are educated in the basics of planning and zoning law and issues. It should be noted here that ACT 859, passed by the 2004 Louisiana Legislature has, among other things, made it a requirement that newly appointed members to planning and zoning boards and commissions must receive at least four hours of training within the first year of their appointment. The Louisiana Chapter of the American Planning Association offers sessions that meet this requirement free of charge. St. John Parish has sponsored several of these sessions, the latest being held on November 4, 2006, and most attendees have requested additional training sessions. The Parish should follow up with its consultants and with LA APA to offer periodic continual education for its board and commission members as well as the Parish Council. More information on Act 859 and training sessions by LA APA can be found on the organization's website; www.louisiana-apa.org.

VI. ATTACHMENTS

- A. Definitions –Zoning Ordinance
- B. Sign Definitions
- C. Suggested Variance Criteria
- D. Table of Required Parking Spaces
- E. Definitions – Subdivision Regulations

ATTACHMENT "A" – Zoning Ordinance Definitions

SECTION 33:20 DEFINITIONS – GENERAL.

A. General Provisions

The following definitions are presented to clarify the meaning of terms as they apply to specific sections of the Zoning Ordinance. Unless specifically defined below, words or phrases shall be interpreted to give them the meaning they have in common usage and to give these regulations the most reasonable application. Words in the present tense shall include the future; the singular number shall include the plural and the plural the singular; and, the word "shall" is mandatory and not discretionary.

B. General Intent

Any word, term or phrase defined herein shall reflect the context in which the word, term, or phrase is used. All terms not specifically defined shall carry their usual and customary meanings. Terms indigenous to a trade, industry, or profession shall be defined when used in such context in accordance with their usual and customary understanding in the trade, industry, or profession to which they apply.

C. General Definitions

Abandonment - To cease or discontinue a use or activity without obvious intent to resume, but excluding temporary or short term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure. The date of disconnection of any permanent utilities shall be sufficient to commence the period of abandonment and be interpreted as intent to discontinue a use.

Abutting - To touch along a common border such as "adjoining" lots.

Accessory (Building or Use) - A building, attached to or detached from the principal building, the use of which a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and, e) is located on the same lot as the principal building or use served.

Acreage - Those parcels of land twenty (20) or more acres created for sale, purchase, agreement to purchase, donate, or lease, as long as title to property does not change any division or subdivision of land either by description or by metes and bounds as defined herein shall constitute a subdivision of land but shall not be subject to development requirements contained herein.

Addition - Any construction which increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area.

Adjoining – See “abutting”.

Agent of Owner - Any person showing written verification that he or she is acting for, and with the knowledge and consent of a property owner.

Agriculture – The use of land for agricultural purposes including agriculture, dairying, farming, floriculture, pasturage, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the products. Provided, however, that the operation of any such accessory use shall be secondary to that of the normal agricultural activities.

Alley - A dedicated right of way not less than twenty-five (25) feet in width to provide access to the back side of properties also abutting on a street.

Alteration, Structural - Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders, or any substantial change to the roof or exterior walls; provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration.

Antenna (see also Satellite Dish Antenna) - Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

Applicant - The record owner(s) of land proposed to be rezoned or subdivided or otherwise acted upon by the Parish or the owner's authorized representative with confirmed written consent of the owner.

Area of Periodic Inundation - All land areas that are determined to be greater than three (3) feet below the base flood elevation, or lands determined to be jurisdictional wetlands by the U.S. Army Corps of Engineers pursuant to the Clean Water Act.

Block - A tract of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

Board - The Zoning Board of Adjustments for St. John the Baptist Parish.

Boulevard - A double street or roadway separated by a median or neutral ground.

Buffer zone - A strip of land identified on a site plan and required by this ordinance to protect one type of land use from another land use that is incompatible.

Buildable Area - The area of a lot remaining to be used for the construction of a principal structure bounded by the minimum required front, rear and side yards, landscape, buffer, and open space areas, and excluding any servitudes or easements and any areas subject to periodic inundation as defined.

Building - Any structure designed or built or used for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind. The definition of the word "building" includes the word "structure", but any use of the term "building" shall not include the term "mobile building" unless specifically provided in the context of the discussion of the word "building."

Building, Accessory - A building, detached from the principal building, the use of which a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and, e) is located on the same lot as the principal building or use served.

Building, Principal - A non-accessory building in which the primary use of the site is conducted. In residential districts, a dwelling shall be deemed to be the principal building.

Building Inspector - The chief building inspector and his/her designees responsible for the administration and enforcement of the adopted Parish codes.

Building Setback Line - That line which is the required minimum distance from the lot line at the street right-of-way line or any other lot line that establishes the buildable area within which the principal structure must be erected or placed

Cellular Transmissions - Electromagnetic frequency transmissions in the 800-900 MHZ ultra-high frequency (UHF) range.

Central Sewerage System - A Parish operated sewer system, including collection and treatment facilities, with the capability to serve outlying areas.

Central Water System - A Parish operated distribution system for potable water, including storage and distribution facilities, with the capability to serve outlying areas.

Change of Use - The replacement of an existing use by a new use, or a change in the nature of an existing use to a different specific use classification, as defined by these regulations, but not including a change of ownership, tenancy, name, or management, or change in product or service within the same specific use classification where the previous nature of the use, line of business, or other function is substantially unchanged.

Classification of Streets - Ranking the street network by type of service, including local, collector, and arterial streets (see specific definitions under each heading).

Clerk of Court - The St. John the Baptist Parish Clerk of Court.

Commission - The Parish Planning and Zoning Commission of St. John the Baptist Parish, Louisiana.

Comprehensive Land Use Plan - The text, maps, charts, and other descriptive material that is part of a comprehensive plan for the Parish, including the master streets plan and future land use plan and any subsequent supplemental plans adopted by the Planning and Zoning Commission as part of a comprehensive land use plan.

Condominium - An estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a building, such as a residential apartment or retail unit. A condominium may include, in addition, a separate or limited common interest in other portions of such real property. (Permitted by Special Use Permit as per Section 26.3.8 of this Zoning Ordinance).

Conforming Use - A use of any land, building, or structure that conforms to currently applicable use regulations for the district in which it is located

Contiguous - See Abutting

Corner Lot - See Lot, Corner

Council - The Parish Council of St. John the Baptist Parish.

Curb Cut - An interruption or break in the line of a street curb in order to connect a driveway to a street, or otherwise provide vehicular access to abutting property.

Curb Level - The level of the established curb in front of the building measured at the center of such front. Where no curb has been established, the Parish Engineer shall authorize and approve the establishment of such curb level or its equivalent for the purpose of this Chapter.

Decibel - A unit of sound pressure level.

Density - The number of families, individuals, dwelling units, or housing structures per unit of land.

Detached - Fully separated from any other building, or joined to another building by structural members not constituting an enclosed or covered space.

Developed Lot - Any lot or parcel of land upon which a structure as defined herein has been constructed whether or not such structure is presently habitable or in use; any lot or parcel of land which serves as a yard for such a structure; or, any lot or parcel of land which has been wholly or partially cleared of its naturally growing vegetation or which is the subject of a building or clearing permit issued by the Parish of St. John the Baptist.

Developer - The legal or beneficial owner or owners of a parcel of land including the holder of an option or contract to purchase or other persons having enforceable proprietary interests in such land with the intent of preparing the land for or achieving the result of the development of said parcel of land.

Development - Any man-made change to improved or unimproved land including but not limited to the construction of buildings or other structures or the mining, dredging, filling, grading, paving, excavation of or performance of drilling operations on the land.

Development Site - A contiguous tract or parcel of land, subdivided lot or contiguous lots or parts thereof in the same or multiple ownership intended and suitable for development which is treated as one cohesive development site devoted to a unity of use in a permitting, subdivision or plan review

procedure. A site shall not extend across a public street or right-of-way except in the case of a subdivision application in which the development site includes all the land within the boundaries of the proposed subdivision plat and may also include proposed roadways.

Dock - A place for mooring which accommodates a craft lying along side a wharf, pier, or bulkhead having the benefit of only single side ties to piling or dock cleats.

Driveway - That space specifically designated and reserved on a site for the movement of vehicles from one site to another, or from a site to a public street.

Dwelling Unit - One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with sleeping facilities, a separate toilet, and a single facility for cooking for the exclusive use of the occupying family.

Easement - See "Servitude"

Enclosed - A roofed or covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features.

Engineer - A professional engineer registered in the State of Louisiana, or a professional engineer in the employ of a state or federal agency acting in the area of his or her registered specialty or area of expertise.

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

Family - One or more persons related by blood, marriage, or adoption, or a group of not more than six (6) persons living (excluding domestic help) together by joint agreement who need not be related by blood or marriage, living together in a single housekeeping unit as their common home for the time, as distinguished from a group occupying a boarding house, lodging house, hotel, club, fraternity or sorority house.

Family Plot - Property owned by a single family for as minimum of ten (10) years. The development of this property shall be for the exclusive development and use by immediate family members and shall not exceed fifteen (15) parcels with a minimum size of five thousand (5,000) square feet. The parcels can be developed without public street frontage but serviced by an access driveway. No Parish services will be provided to residences of a family plot in the way of streets or maintenance, water, lighting or sewer services.

Fence - Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Fixed Seat - A seat permanently affixed to a floor or bleachers structure. Two feet (2') of permanently affixed bench shall be considered a fixed seat.

Floor Area, Gross - The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls. The term gross floor area shall include: basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with

structural head room of six feet, six inches (6'6") or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches (6'6") or more; interior balconies; and, mezzanines.

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

Future Land Use Plan - A land use plan adopted by the Planning and Zoning Commission which illustrates the community's goals for future land use and which is intended to serve as the basis for the creation of zoning districts.

Garage, Private - An accessory building for the private use of the owner or occupant of a principal building situated on the same lot as the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.

Green Area - Land shown on a development plan, site plan, master plan or official map for preservation, recreation, landscaping or park area.

Greenbelt - An area of land between the property line and any adjacent street right of way that is intended to remain unpaved in order to provide a visual border and to limit the access of a lot or parcel to designated driveway area.

Gross Leaseable Area - The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Gross Site Area - An area defined as the total site area including required yard setbacks, easements, floodplains, waterways, ponds, and any other area set aside for preservation.

Guest House - An accessory building containing a lodging unit without kitchen facilities, and used to house occasional visitors or non-paying guests of the occupants of a dwelling unit on the same site, unless otherwise prohibited by subdivision restrictions.

Hazardous Substances - Any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

Height of Structure - The vertical distance from "average grade" to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height between the lowest eave and the highest gable on a pitched, hipped, gable or gambrel roof, or if none of the preceding apply, then to the highest point of a structure. The height shall be measured from an elevation derived from the average of the highest and lowest grade adjacent to the building as defined herein.

Highway, Limited Access - See Limited Access Highway

Land Surveyor - A person licensed by the state as a land surveyor and is qualified to make accurate field measurements and mark, describe and define land boundaries.

Land Use Plan - A plan showing the existing and/or proposed location, extent and intensity (density) of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, and other public and private purposes or combination of purposes.

Lease - A contract by which one party gives to another the enjoyment of a thing for a fixed or determinable term at a fixed or determinable price.

Limited Access Highway - A main arterial street providing a traffic way for traffic passing through the area in respect to which owners or occupants of abutting property have no legal right to direct access to or from the same, except at such points and in such a manner as may be determined by the public authority with jurisdiction over the roadway.

Lot - A portion of a tract or other parcel of land, containing three (3) acres or less intended as a single building site for transfer of ownership or for development, including the development of one ownership with two (2) or more buildings for separate occupancy. Every lot must front upon a public street for the minimum distance herein required by these regulations and the Parish Subdivision Regulations.

Lot Area - The net horizontal area within bounding lot lines including any portion of a flag (panhandle) lot providing access to a street, excluding any street right of way.

Lot, Corner - A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, Coverage - The area of a lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies, and similar features and excluding ground level, landscaping, and open recreational facilities.

Lot Depth - The distance measured from the front lot line to the rear lot line. For lots where the front and rear lot lines are not parallel, the lot depth should be measured by drawing lines from the front to rear lot lines, at right angles to the front lot line, every ten (10) feet and averaging the mean length of these lines.

Lot, Flag - A lot having access to a street by means of a private driveway, access easement, or parcel of land not meeting the requirements of this Land Use Regulations ordinance for lot width, but having a dimension of at least fifteen (15) feet at its narrowest point.

Lot Improvements - Any building, structure, paving, grading, connection to utilities or other development of the land constituting physical or economic betterment of real property.

Lot, Interior - A lot abutting adjacent lots on at least two sides and other than a corner lot.

Lot Line - A line or series of connected line segments bounding a lot as herein defined.

Lot Line, Front - On an interior lot, the lot line abutting the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by subdivision or parcel map. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag

(panhandle) lot, the interior lot line designated as a front lot line by a subdivision or parcel map, or the line determined by the Building Inspector to be the front lot line.

Lot Line, Interior - A lot line not abutting a street right-of-way and common between two or more lots.

Lot Line, Rear - The lot line opposite and most distant from the front lot line. In the case of a triangular or irregularly shaped lot, a line ten (10) feet long lying entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side - A lot line intersecting the front lot line and extending there from a minimum distance within the lot of seventy-five (75) feet.

Lot Line, Zero - A common lot line on which a wall of a structure may be constructed.

Lot of Record - A lot that is a part of an approved subdivision, the plat or surveys which has been recorded in the office of the Parish Clerk of Court.

Lot, Reverse Corner - A corner lot, having a side lot line that is substantially a continuation of the front line of a lot to its rear.

Lot Width - The horizontal distance between the side lines of a lot measured at right angles to the depth along a straight line parallel to the front lot line at the minimum required front setback line.

Manufactured Modular Building -

A structure transportable in one or more sections, which is designed for use only with a permanent foundation and which uses standard sheathing, roofing, siding, and electrical, plumbing, and heating systems which comply with the Parish's adopted building codes.

Mobile Building - A movable or portable building which is constructed on a chassis, and/or which is designed to be towed over Louisiana roads and highways under special permit, designed for year-round occupancy, and designed primarily to be used without a permanent foundation, but which may sit on a permanent foundation, and designed to be connected to utilities. It may consist of one or more sections that can be telescoped when transported and expanded later for additional capacity, or of two or more sections, separately transportable, but designed to be joined together into one integral unit. Building onto or around a mobile building will not change its identification as a mobile building. The following shall not be included in this definition:

1. Travel trailers, pickup coaches, motor homes, camping trailers, or other recreational vehicles.
2. Manufactured modular building as defined.

Mobile Home - A mobile building designed for use as a residential dwelling.

Mobile Home Park - A unified development of five (5) or more mobile home spaces for rent or lease which includes common areas and facilities for management, recreation, laundry and utility services, storage, and similar services for the convenience of residents of the mobile home park.

Natural Waterbody - An ocean, lake, lagoon, river, stream, or bayou shown on the current USGS quadrangle map, or on a recorded survey or map.

Natural Water Course - A river, stream, or bayou shown on the current USGS quadrangle map or survey or map recorded with the Parish Clerk of Court in which water flows in a definite direction, either continuously or intermittently, having a definite channel and including its floodplains.

Non-Conforming Use - A use of any land, building, or structure which does not conform with currently applicable use regulations for the district in which it is located, but which complied with use regulations in effect at the time the use was established.

Non-Residential Subdivision - A subdivision whose intended and permitted use is other than residential, for example, commercial, industrial, or institutional.

Official Zoning Map - A map legally adopted by the Parish Council, including computer generated or stored maps, that conclusively shows the location of the official zoning districts in the Parish.

Off-site - Beyond the boundaries of the site which is the subject of a specific plan of development or subdivision plat.

Off-Street Parking Facility - An area on a lot or site or within a building, or both, which is elevated or below grade including one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, and meeting the requirements established by these regulations. The term "parking facility" shall also include accessory parking lots, parking garages, and parking structures, elevated parking structures, and parking structures for accessory parking or parking spaces exceeding the requirements of these regulations.

Open Space - An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and watercourses.

Ordinance - A law or regulation adopted by the Parish Council.

Outdoor Storage - The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours.

Parcel - Parcel shall include lots, family lots, tracts, large tracts, and acreage as defined herein.

Park - A tract of land designated for and used by the public for active and/or passive recreation.

Parking Area - Any public or private land area not a part of a street right-of-way that is used for temporary parking of automobiles and other vehicles, including driveways and access ways. Also referred to as a vehicular use area.

Parking Lot - An area within a building, or on a lot or site, or both, which is not elevated and which includes one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances and similar features and meets the requirements of these regulations.

Parking Space - An impervious surface area accessible to vehicles and of sufficient size to meet the minimum requirements of these regulations. An area on a lot and/or within a building intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with parking stall. Each parking space must have a means of access to a public street. Tandem parking stalls in single-family detached, single-family attached, and town home residential uses shall be considered to have a means of access to a public street.

Parking, Remote - Off-street parking at another location not on the development site for which its use is intended.

Parkway - A public route intended to be used primarily by passenger vehicles that may have varying width or right-of-way and which right-of-way is or is intended to be developed with a park-like character.

Performance Standards - A list of criteria to establish control of noise, odor, smoke, toxic or noxious matter, vibration, heat, glare, or explosive potential generated by or inherent in the use of land or buildings.

Permit - A written authorization to commence an activity allowed by Parish codes on a form approved by the appropriate Parish administrator, and signed by the person or persons having the jurisdiction over the approval or denial of the authorized activity.

Personal Communication Service (PCS) - Electromagnetic frequency transmissions in the 1800-2200 MHZ ultra-high frequency (UHF) range.

Plan, Site - A plan view or bird's eye view of site drawn to scale, dimensioned and providing all of the information required to fully describe the proposed construction showing the boundaries of the site and all of the buildings, structures, and principal site development features, including parking, access, landscaping and screening, and the use(s) proposed.

Plat - A survey of a tract of land showing the boundaries, dimensions, and location of individual lots and streets, survey monuments, topographic data, easements, servitudes, rights-of-way, existing structures, proposed utilities, and significant natural features. For purposes of these regulations, the term plat is not to be construed as a site plan.

Portable Building - A transportable accessory building other than a mobile building as defined with or without a permanent foundation.

President - The President of St. John the Baptist Parish.

Private Street - A private vehicular accessway not owned and maintained by a public agency that affords the principal means of access to individual occupants or a residential, community, or other development.

Property Owner - An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Public Improvements - Any capital improvement such as streets, public utilities, drainage ditches or structures, sidewalks, bicycle paths, landscaping, or open space whether within publicly owned

property or in a dedicated or prescribed servitude or right-of-way on privately owned land, dedicated or intended to be dedicated to the public, which the Parish currently maintains or will maintain after construction is satisfactorily completed and accepted by the Council.

Public Land Use - A use of the land by a public not-for-profit entity.

Queue Line - An area for temporary parking of motor vehicles in a line while awaiting service or other activity.

Record Drawings - Construction drawings that have been noted or amended to show all changes made during the construction process. (Sometimes referred to as "as-built-drawings")

Recreational Vehicle - A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational or sporting purposes. The term recreational vehicle shall include but not be limited to the following: travel trailers, pickup truck campers, camping trailers and self-propelled motor homes, covered trucks and buses, and boats and boat trailers.

Reservation - A legal obligation to keep property free from development for a stated period of time, but not involving any transfer of property rights.

Resubdivision / Subdivision - The division of a lot, tract or parcel of land, regardless of size into two (2) or more lots, plots, parcels or building sites for any purpose; sale, retention, donation or of building development, either immediate or future.

Right-of-way, Public - A strip of land dedicated for public use. title to which shall rest in the public for the purpose stated in the dedication..

Same or Common Ownership - Ownership by the same individual, corporate entity or legally recognized association, ownership by more than one corporate entity in which a principal has an interest.

Satellite Dish Antenna - A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

Screening - A method of visually shielding or obscuring a land use by fencing, walls, berms or densely planted vegetation.

Servitude - A strip of ground reserved for public utilities, drainage, and other public purposes, the title of which shall remain in the possession of the property owner, subject to the right of use designated in the reservation of the servitude; or a strip of ground designated or intended to be used for access to subdivided property.

Sign - On Premise - A sign identifying a business, person, firm, activity, goal, product, or service located or available on the premises where the sign is located.

Sign – Political - A sign urging the election or defeat of a candidate seeking political office or urging the election or defeat of any ballot measure.

Sign – Snipe - A sign that is tacked, nailed, posted, pasted, or otherwise attached to poles, stakes, fences, or other objects.

Sign – Temporary - A sign that advertises a situation or event that is designed or intended to occur in a relatively short period of time.

Sign - Trailer - A sign or sign structure attached to or composed of a trailer frame or chassis or skid or skid frame or body.

Special Flood Hazard Area - The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM Zone A is usually refined into Zone A, AE, AH, AO, AI-99, VO, V1-30, VE or V.

Specifications - A written statement containing a description or enumeration of particulars, as of the terms of a contract or details of construction or land development criteria not shown in architects or engineers drawings but essential to the communication of the architect or engineers intentions for the work.

Street - A right-of-way dedicated to public use that provides vehicular and pedestrian access to adjacent properties.

Street, Boulevard - A street that is divided by a median or neutral ground.

Street, Collector - Streets that provide access to abutting property and also serve to connect local streets with major arterial streets.

Streets, Commercial or Industrial - Collector or arterial streets that serve commercial or industrial development.

Streets, Cul-de-sac - A local street with only one outlet and having an appropriate termination based on adopted development standards for the safe reversal of traffic movement.

Street, Local - A street intended to provide access to abutting properties and connecting to collector or major arterial streets.

Street, Major Arterial - A street which serves or is intended to serve as a major traffic way.

Street, Private - See Private Street

Street, Public - A public thoroughfare that affords a primary means of vehicular access to abutting property, and including all land within the right-of-way thereof. The word "street" shall include the words, avenue, road, highway, and thoroughfare, or any other similar terms and include all land within the right-of-way of the street.

Street, Service - An auxiliary street located parallel to a limited access highway for service to abutting properties and adjacent areas to control access and protect adjacent property from the impact of through traffic.

Street, Standard - A street without a median or neutral ground.

Structure - A combination of materials forming a construction which requires a permanent foundation on the ground and includes, among other things, buildings, stadiums, platforms, radio towers, sheds, storage bins, fences, freestanding signs, air-conditioning compressors, satellite receiving stations, and antennas.

Structural Alteration - Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders; or any substantial change to the roof or exterior walls provided, however, that the application of any exterior siding to a previous existing wall shall not constitute a structural alteration.

Subdivision - Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, or plots for the purpose whether immediate or future of offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and non-residential zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. For the purpose of these Regulations, subdivision includes the dedication, vacation or reservation of any public or private road, highway, street, alley, servitude or easement through a tract of land regardless of the area involved. The word subdivision includes resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Surveyor - A person qualified to accurately draft surveys and subdivision plats and is properly licensed and registered in the State of Louisiana.

Telecommunications - The transmission, between or among points specified by the user, of information for the user's choosing, without change in the form or content of the information as sent and received.

Townhouse - A single-family attached dwelling forming part of a series of attached dwellings with property lines and the required firewalls separating each dwelling.

Tract - Those parcels of three (3) or more but less than ten (10) acres created for sale, purchase, lease or donation any lot or division of land either by lot description or by metes and bounds as defined above shall constitute a subdivision of land, subject to development requirements contained in this ordinance and the Parish Subdivision Regulations.

Tracts, Large - Those parcels of land containing ten (10) or more acres but less than twenty (20) acres to sell or agreement to purchase, lease or donate any division or subdivision of land either by lot description or by metes and bounds as defined in the Parish Subdivision Regulations shall constitute a subdivision of land, subject to any applicable requirements of the Parish.

Utility, Public or Private - Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam,

communication, rail transportation, water, sewerage collection, storm water, drainage or other similar service.

Variance - A dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure, or property, which, because of unusual or unique circumstances, is denied by the terms of the Zoning Ordinance. A variance can be granted only under the procedure and provisions described in this Ordinance.

Wetlands - An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation, or an area determined by the U.S. Army Corps of Engineers or any other wetlands jurisdictional agency to be a wetlands.

Yard - A required open space on a lot adjoining a lot line unobstructed by a principle structure from the ground upward, except for accessory buildings, swimming pools, parking, and such uses as otherwise provided by these regulations.

Yard, Front - An open space extending across the front of the lot between the side lot lines, and being the required minimum horizontal distance between the street and the nearest part of the principal building, including covered or uncovered porches. On corner lots, the front yard shall be provided facing the street upon which the lot has its lesser dimensions. In the case of a double frontage lot or through lot, the setback on the second frontage shall be consistent with the setbacks required on lots fronting on the same street as the second frontage.

Yard, Perimeter - The required open space between the perimeter property lines of a multi-family development site, including common open space and having or not having sublots for units within the development, and the wall of the structure or structures nearest to perimeter property lines.

Yard, Rear - A required open space extending across the rear of a lot between the side lot lines, and being the required minimum horizontal distance between the rear lot line and the nearest part of the principal building, including covered porches or raised decks exceeding three (3) feet in height from grade, but excluding any area located within the street side yard of a corner lot. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, Side - A required yard extending the depth of a lot from the front yard to the rear yard between the side lot line and the side setback line. In the case of a corner lot, the street side yard shall extend from the front yard to the rear lot line.

Zero Lot Line - The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zone - AN established area within St. John the Baptist Parish for which the provisions of this Chapter are applicable. (Synonymous with the word "District".)

Zoning Administrator - The person appointed or designated by the Parish Council responsible for carrying out the provisions and enforcement of the Zoning Ordinance.

ATTACHMENT "B" - SIGN DEFINITIONS & ILLUSTRATIONS

Billboard – A billboard is an off-premise sign owned by a person, corporation, or other entity that engages in the business of selling or leasing the advertising space of that sign.

Monument Sign – A monument sign is a freestanding sign supported by a sign structure secured in the ground by a permanent foundation or support with the sign generally sitting directly on the structure in order to provide a low level sign. Generally, the sign will not exceed seven (7) feet in height from the base or foundation. No sign base or foundation shall exceed twenty-four (24) inches in height above ground.

Political Sign - A sign urging the election or defeat of a candidate seeking political office or urging the election or defeat of any ballot measure.

Snipe Sign - A sign that is tacked, nailed, posted, pasted, or otherwise attached to poles, stakes, fences, or other objects.

Temporary Sign - A sign that advertises a situation or event that is designed or intended to occur in a relatively short period of time.

Trailer or Portable Sign - A sign or sign structure attached to or composed of a trailer frame or chassis or skid or skid frame or body.

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

Detached (On-Premise) Sign- An on-premise detached sign is a freestanding sign supported by a sign structure secured in the ground by a permanent foundation or support and which identifies a business, person, firm, activity, goal, product or service located or available on the premises where the sign is located. The sign can be on a pole or other structure and the height determined by the height restrictions of the particular zoning district in which the sign is located.

Changeable Message Sign - A changeable message sign is a sign on which the copy, message or sign panels may be 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.

Non-Conforming Sign - A non-conforming sign is any sign structure or sign which was lawfully erected and maintained prior to the adoption 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.



ATTACHED SIGN



TRAILER / PORTABLE SIGN



DETACHED SIGN w/ CHANGEABLE MESSAGE SIGN



MONUMENT SIGN

DIRECTIONAL SIGN



TEMPORARY SIGN

ATTACHMENT "C"

Suggested Criteria for Consideration of a Variance Request or Appeal to the Board of Adjustments.

- a. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if a strict letter of regulations were not carried out.
- b. The conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.
- c. The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
- d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property value within the neighborhood.
- f. The variation will not serve as a precedent, which, in effect, will rewrite a provision of this ordinance.

Attachment "D" - Table of Required Parking Spaces

(1) Commercial/retail uses:

a. Adult uses	0.3/seat plus 3.3/1,000 sq. ft. GFA
b. Appliance and equipment repair	5.0/1,000 sq. ft. GFA
c. Bank:	
Walk-in and Drive-in	4.0/1,000 sq. ft. GFA, plus queuing spaces per DPW standards
d. Bar, lounge, bottle club	10/1,000 sq. ft. GFA
e. Blood donor center	2.0 minimum plus 1.0/employee
f. Carwash	0.8/employee
g. Catering shop	1.0/employee plus, 0.5/delivery vehicle plus, 2.0/1,000 sq. ft. GVA
g. Dance studio	3.5/1,000 sq. ft. GVA
h. Dry-cleaning plant	1.0/employee on largest shift plus 0.5/vehicle operated by business, plus 2.0/1,000 sq. ft. GFA
i. Home occupation	2.0/dwelling unit
j. Kennel	1.0/employee, plus 0.1/each animal holding area
k. Marina	2.0/slip or berth
l. Marina sales and repair	1.0/employee, plus 2.0/1,000 sq. ft. GFA
m. Personal services	8.0/1,000 sq. ft. GFA
n. Pharmacy	3.0/1,000 sq. ft. GFA
o. Printing	1.0/employee on largest shift
p. Radio/TV studio	1.0/employee on largest shift
q. Recreation, commercial and private	5.0/1,000 sq. ft. GFA
r. Retail:	
Department store (freestanding)	3.0/1,000 sq. ft. GFA
Furniture	1.0/1,000 sq. ft. GFA
Grocery	4.0/1,000 sq. ft. GFA
Regional mall	4.0/1,000 sq. ft. GFA
Specialty shops	1.1/1,000 sq. ft. GFA
Strip shopping center	4.0/1,000 sq. ft. GFA
All other retail	4.0/1,000 sq. ft. GFA
s. Restaurant	
Walk-in, Drive-in	0.25/per person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
t. Service station	5.0/1,000 sq. ft. GFA

- u. Temporary help agency 2.0 minimum, plus 1.0/employee
- v. Theatre 0.3/seat
- w. Vehicle repair 2.0/repair bay, plus 1.0/employee
- x. Vehicle sales and leasing 2.0/1,000 sq. ft. GFA

(2) Industrial/warehouse uses:

- a. Junkyard/landfill 1.0/employee
- b. Maintenance or storage facility 1.0/employee on largest shift
- c. Manufacturing, light and heavy 0.6/employee on largest shift
- d. Radio/TV, transmitter site, utility transmission site 1.0/employee on largest shift
- e. Research activity 1.4/employee
- f. Transportation service facility 7.0/1,000 sq. ft. of waiting area plus 0.45/employee
- g. Warehouse and wholesale trade 0.6/employee on largest shift
- h. Warehouse, mini 1.0/employee on largest shift, plus 1.0/each 20 storage units
- i. Vermin control 2.0/1,000 sq. ft. GFA, plus 0.33/employee on largest shift
- j. Material recovery facility 1/1,000 sq. ft. GFA, plus 1/each vehicle operated by the facility

(3) Interment uses:

- a. Cemetery 1.0/employee
- b. Funeral parlor or crematorium 0.25/seat of chapel capacity, plus 0.33/employee

(4) Medical uses:

- a. Clinic 7.0/1,000 sq. ft. GFA
- b. Hospitals and associated uses 1.2/bed
- c. Nursing, convalescent and extended care facilities 0.35/bed

5) Office uses:

- a. Business and professional 3.3/1,000 sq. ft. GFA
- b. Medical, dental, eye, veterinary and other health-related uses 5.0/1,000 sq. ft. GFA
- c. Research activity 1.4/employee

(6) Public or nonprofit uses:

- a. Airports, heliports, helistops:

- | | |
|-----------------------------|---|
| 1. Local | 1.0/aircraft tie down, plus 1.0/aircraft storage, plus
1.0/aircraft maintenance area |
| 2. International | as determined by site specific study |
| b. Church | 0.3/seat |
| c. Club | 3.3/1,000 sq. ft. GFA |
| d. Place of assembly | 0.3/seat |
| e. Public cultural facility | 2.0/1,000 sq. ft. GFA |
| f. Public service facility | 1.0/employee |
| g. Public use facility | 3.3/1,000 sq. ft. GFA |
| h. Temporary special events | DPW standards |

(7) Residential uses:

- | | |
|--|--|
| a. Bed and breakfast | 1.25/lodging unit |
| b. Congregate living facility (all except large group care facility) | 2.0/dwelling unit |
| c. Fraternity, sorority | 3.0/1,000 sq. ft. GFA |
| d. Hotels, motels and rooming houses | 1.0/room, plus 0.5/ employee |
| e. Larger group | 1.0/employee on care facility largest shift, plus
0.17/tenant |
| f. Multiple-family dwelling | 1.5/1--2 bedrooms, 2.0 for 3 or more bedrooms,
.0/Efficiency |
| g. Professional, residential facility: | |
| 1. Recovery home | 1.0/employee on largest shift |
| 2. Residential treatment facility | 1.0/employee on largest shift, plus 1.0/each vehicle
operated by the facility |
| 3 Life Care Treatment Facility | 1.0/employee on largest shift, plus 0.17/tenant |
| h. Single- or two-family dwelling and private pleasure craft used as a residence | 2.0/dwelling unit |

(8) School uses:

- | | |
|---|---|
| a. Colleges | 0.5/student |
| b. Day care and nursery facilities | 1.0/employee, plus 1.0/each vehicle operated by the
facility, plus parking and/or loading to DPW standards |
| c. Elementary/junior/high school | 1.6/classroom |
| d. Senior high | .19/student |
| e. Business, trade or vocational school | .5/student, plus 1.0/staff member |

Attachment E - Subdivision Regulation Definitions

SECTION 27:51 WORDS AND PHRASES DEFINED (DRAFT)

General Definitions

Abandonment - To cease or discontinue a use or activity without obvious intent to resume, but excluding temporary or short term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure. The date of disconnection of any permanent utilities shall be sufficient to commence the period of abandonment and be interpreted as intent to discontinue a use.

Abutting - To touch along a common border such as "adjoining" lots.

Access Driveway - see *Driveway*

Acreage - Those parcels of land twenty (20) or more acres created for sale, purchase, agreement to purchase, donate, or lease, as long as title to property does not change any division or subdivision of land either by description or by metes and bounds as defined herein shall constitute a subdivision of land but shall not be subject to development requirements contained herein.

Adjoining - See "abutting".

Agent of Owner - Any person showing written verification that he or she is acting for, and with the knowledge and consent of a property owner.

Alley - A strip of land dedicated for public use, located at the side or rear of lots providing secondary access to abutting property.

Alteration, Structural - Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders, or any substantial change to the roof or exterior walls; provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration.

Applicant - The record owner(s) of land proposed to be rezoned or subdivided or otherwise acted upon by the Parish or the owner's authorized representative with confirmed written consent of the owner.

Area of Periodic Inundation - All land areas that are determined to be greater than three (3) feet below the base flood elevation, or lands determined to be jurisdictional wetlands by the U.S. Army Corps of Engineers pursuant to the Clean Water Act.

Block - A tract of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development. For this definition, an alley is not considered a street but part of the block.

Board - The Zoning Board of Adjustments for St. John the Baptist Parish.

Boulevard - A double street or roadway separated by a median or neutral ground.

Buffer zone - A strip of land identified on a site plan and required by this ordinance to protect one type of land use from another land use that is incompatible.

Buildable Area - The area of a lot remaining to be used for the construction of a principal structure bounded by the minimum required front, rear and side yards, landscape, buffer, and open space areas, and excluding any servitudes or easements and any areas subject to periodic inundation as defined.

Building - Any structure designed or built or used for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind. The definition of the word "building" includes the word "structure", but any use of the term "building" shall not include the term "mobile building" unless specifically provided in the context of the discussion of the word "building."

Building, Accessory - A building, detached from the principal building, the use of which a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and, e) is located on the same lot as the principal building or use served.

Building, Main or Principal - A non-accessory building in which the primary use of the site is conducted. In residential districts, a dwelling shall be deemed to be the principal building.

Building Inspector - The chief building inspector and his/her designees responsible for the administration and enforcement of the adopted Parish codes.

Building Setback Line - That line which is the required minimum distance from the lot line at the street right-of-way line or any other lot line that establishes the buildable area within which the principal structure must be erected or placed

Central Sewerage System - A Parish operated sewer system, including collection and treatment facilities, with the capability to serve outlying areas.

Central Water System - A Parish operated distribution system for potable water, including storage and distribution facilities, with the capability to serve outlying areas.

Classification of Streets - Ranking the street network by type of service, including local, collector, and arterial streets (see specific definitions under each heading).

Clerk of Court - The St. John the Baptist Parish Clerk of Court.

Commission - The Planning and Zoning Commission of St. John the Baptist Parish, Louisiana.

Comprehensive Land Use Plan - The text, maps, charts, and other descriptive material that is part of a comprehensive plan for the Parish, including the master streets plan and future land use plan and any subsequent supplemental plans adopted by the Planning and Zoning Commission as part of a comprehensive land use plan.

Contiguous - See Abutting

Corner Lot - See Lot, Corner

Council - The Parish Council of St. John the Baptist Parish.

Curb Cut - An interruption or break in the line of a street curb in order to connect a driveway to a street, or otherwise provide vehicular access to abutting property.

Curb Level - The level of the established curb in front of the building measured at the center of such front. Where no curb has been established, the Parish Engineer shall authorize and approve the establishment of such curb level or its equivalent for the purpose of this Chapter.

Developed Lot - Any lot or parcel of land upon which a structure as defined herein has been constructed whether or not such structure is presently habitable or in use; any lot or parcel of land which serves as a yard for such a structure; or, any lot or parcel of land which has been wholly or partially cleared of its naturally growing vegetation or which is the subject of a building or clearing permit issued by the Parish of St. John the Baptist.

Developer - The legal or beneficial owner or owners of a parcel of land including the holder of an option or contract to purchase or other persons having enforceable proprietary interests in such land with the intent of preparing the land for or achieving the result of the development of said parcel of land.

Development - Any man-made change to improved or unimproved land including but not limited to the construction of buildings or other structures or the mining, dredging, filling, grading, paving, excavation of or performance of drilling operations on the land.

Development Site - A contiguous tract or parcel of land, subdivided lot or contiguous lots or parts thereof in the same or multiple ownership intended and suitable for development which is treated as one cohesive development site devoted to a unity of use in a permitting, subdivision or plan review procedure. A site shall not extend across a public street or right-of-way except in the case of a subdivision application in which the development site includes all the land within the boundaries of the proposed subdivision plat and may also include proposed roadways.

Double Frontage Lots - A lot other than a corner lot having frontage on more than one street.

Driveway - That space specifically designated and reserved on a site for the movement of vehicles from one site to another, or from a site to a public street.

Dwelling Unit - One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with sleeping facilities, a separate toilet, and a single facility for cooking for the exclusive use of the occupying family.

Easement - See "Servitude"

Engineer - A professional engineer registered in the State of Louisiana, or a professional engineer in the employ of a state or federal agency acting in the area of his or her registered specialty or area of expertise.

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

Family - One or more persons related by blood or marriage, a group of not more than six (6) persons living together by joint agreement, or a group home for handicapped occupying a premise and living as a single housekeeping unit with a single culinary facility, on a non-profit cost-sharing basis.

Family Plot - Property owned by a single family for a minimum of ten (10) years. The development of this property shall be for the exclusive development and use by immediate family members and shall not exceed fifteen (15) parcels with a minimum size of five thousand (5,000) square feet. The parcels can be developed without public street frontage but serviced by an access driveway. No Parish services will be provided to residences of a family plot in the way of streets or maintenance, water, lighting or sewer services.

Fence - Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Final Plat - A subdivision plat proposed in accordance with the provisions herein in which said plat is designed to be placed on record with the Clerk of Court after approval by the Planning Commission and acceptance of the improvements by appropriate responsible agencies and the St. John the Baptist Parish Council.

Finish Floor Elevation - The elevation, based on Mean Sea Level (MSL), of the surface of the lowest floor of a structure.

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

Future Land Use Plan - A land use plan adopted by the Planning and Zoning Commission which illustrates the community's goals for future land use and which is intended to serve as the basis for the creation of zoning districts.

Grades, Finished - The completed surfaces of lawns, walks, roads and slabs on official plans or designs relating hereto.

Green Area - Land shown on a development plan, site plan, master plan or official map for preservation, recreation, landscaping or park area.

Greenbelt - An area of land between the property line and any adjacent street right of way that is intended to remain unpaved in order to provide a visual border and to limit the access of a lot or parcel to designated driveway area.

Gross Leaseable Area - The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Gross Site Area - An area defined as the total site area including required yard setbacks, easements, floodplains, waterways, ponds, and any other area set aside for preservation.

Highway - A main arterial street providing a traffic way for traffic passing through the area

Highway, Limited Access - A main arterial street providing a traffic way for traffic passing through the area in respect to which owners or occupants of abutting property have no legal right to direct access to or from the same, except at such points and in such a manner as may be determined by the public authority with jurisdiction over the roadway.

Land Surveyor - A person licensed by the state as a land surveyor and is qualified to make accurate field measurements and mark, describe and define land boundaries.

Land Use Plan - A plan showing the existing and/or proposed location, extent and intensity (density) of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, and other public and private purposes or combination of purposes.

Lease - A contract by which one party gives to another the enjoyment of a thing for a fixed or determinable term at a fixed or determinable price.

Lot - A portion of a tract or other parcel of land, containing three (3) acres or less intended as a single building site for transfer of ownership or for development, including the development of one ownership with two (2) or more buildings for separate occupancy. Every lot must front upon a public street for the minimum distance herein required by these regulations

Lot, Buildable - One contiguous piece of land that meets all of the provisions and regulations, ordinances and codes of St. John the Baptist Parish for building.

Lot Area - The net horizontal area within bounding lot lines including any portion of a flag (panhandle) lot providing access to a street, excluding any street right of way.

Lot, Corner - A lot or parcel of land abutting upon two (2) or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, Coverage - The area of a lot covered by buildings or roofed areas, but excluding incidental projecting eaves, balconies, and similar features and excluding ground level, landscaping, and open recreational facilities.

Lot Depth - The distance measured from the front lot line to the rear lot line. For lots where the front and rear lot lines are not parallel, the lot depth should be measured by drawing lines from the front to rear lot lines, at right angles to the front lot line, every ten (10) feet and averaging the mean length of these lines.

Lot, Flag - A lot having access to a street by means of a private driveway, access easement, or

parcel of land not meeting the requirements of this Land Use Regulations ordinance for lot width, but having a dimension of at least fifteen (15) feet at its narrowest point.

Lot Improvements - Any building, structure, paving, grading, connection to utilities or other development of the land constituting physical or economic betterment of real property.

Lot, Interior - A lot abutting adjacent lots on at least two sides and other than a corner lot.

Lot Line - A line or series of connected line segments bounding a lot as herein defined.

Lot Line, Front - On an interior lot, the lot line abutting the street. On a corner lot, the shorter lot line abutting a street or the line designated as the front lot line by subdivision or parcel map. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag (panhandle) lot, the interior lot line designated as a front lot line by a subdivision or parcel map, or the line determined by the Building Inspector to be the front lot line.

Lot Line, Interior - A lot line not abutting a street right-of-way and common between two or more lots.

Lot Line, Rear - The lot line opposite and most distant from the front lot line. In the case of a triangular or irregularly shaped lot, a line ten (10) feet long lying entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side - A lot line intersecting the front lot line and extending there from a minimum distance within the lot of seventy-five (75) feet.

Lot Line, Zero - A common lot line on which a wall of a structure may be constructed.

Lot of Record - A lot that is a part of an approved subdivision, the plat or surveys which has been recorded in the office of the Parish Clerk of Court.

Lot, Reverse Corner - A corner lot, having a side lot line that is substantially a continuation of the front line of a lot to its rear.

Lot Width - The horizontal distance between the side lines of a lot measured at right angles to the depth along a straight line parallel to the front lot line at the minimum required front setback line.

Minimum Building Setback Line - A line parallel to the front, sides and rear lot lines in accordance with the provisions of the St. John the Baptist Parish Zoning Ordinance.

Natural Waterbody - An ocean, lake, lagoon, river, stream, or bayou shown on the current USGS quadrangle map, or on a recorded survey or map.

Natural Water Course - A river, stream, or bayou shown on the current USGS quadrangle map or survey or map recorded with the Parish Clerk of Court in which water flows in a definite direction, either continuously or intermittently, having a definite channel and including its floodplains.

Non-Conforming Use - A use of any land, building, or structure which does not conform with currently applicable use regulations for the district in which it is located, but which complied with use regulations in effect at the time the use was established.

Non-Residential Subdivision - A subdivision whose intended and permitted use is other than residential, for example, commercial, industrial, or institutional.

Official Zoning Map - A map legally adopted by the Parish Council, including computer generated or stored maps, that conclusively shows the location of the official zoning districts in the Parish.

Off-site - Beyond the boundaries of the site which is the subject of a specific plan of development or subdivision plat.

Off-Street Parking Facility - An area on a lot or site or within a building, or both, which is elevated or below grade including one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, and meeting the requirements established by these regulations. The term "parking facility" shall also include accessory parking lots, parking garages, and parking structures, elevated parking structures, and parking structures for accessory parking or parking spaces exceeding the requirements of these regulations.

Open Space - An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and watercourses.

Ordinance - A law or regulation adopted by the Parish Council.

Parcel - Parcel shall include lots, family lots, tracts, large tracts, and acreage as defined herein.

Parking Area - Any public or private land area not a part of a street right-of-way that is used for temporary parking of automobiles and other vehicles, including driveways and access ways. Also referred to as a vehicular use area.

Parking Lot - An area within a building, or on a lot or site, or both, which is not elevated and which includes one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances and similar features and meets the requirements of these regulations.

Parking Space - An impervious surface area accessible to vehicles and of sufficient size to meet the minimum requirements of these regulations. An area on a lot and/or within a building intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with parking stall. Each parking space must have a means of access to a public street. Tandem parking stalls in single-family detached, single-family attached, and town home residential uses shall be considered to have a means of access to a public street.

Parking, Remote - Off-street parking at another location not on the development site for which its use is intended.

Parkway - A public route intended to be used primarily by passenger vehicles that may have

varying width or right-of-way and which right-of-way is or is intended to be developed with a park-like character.

Performance Standards - A list of criteria to establish control of noise, odor, smoke, toxic or noxious matter, vibration, heat, glare, or explosive potential generated by or inherent in the use of land or buildings.

Permit - A written authorization to commence an activity allowed by Parish codes on a form approved by the appropriate Parish administrator, and signed by the person or persons having the jurisdiction over the approval or denial of the authorized activity.

Plan, Site - A plan view or bird's eye view of site drawn to scale, dimensioned and providing all of the information required to fully describe the proposed construction showing the boundaries of the site and all of the buildings, structures, and principal site development features, including parking, access, landscaping and screening, and the use(s) proposed.

Plat - A survey of a tract of land showing the boundaries, dimensions, and location of individual lots and streets, survey monuments, topographic data, easements, servitudes, rights-of-way, existing structures, proposed utilities, and significant natural features. For purposes of these regulations, the term plat is not to be construed as a site plan.

President - The President of St. John the Baptist Parish.

Property Owner - An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Public Improvements - Any capital improvement such as streets, public utilities, drainage ditches or structures, sidewalks, bicycle paths, landscaping, or open space whether within publicly owned property or in a dedicated or prescribed servitude or right-of-way on privately owned land, dedicated or intended to be dedicated to the public, which the Parish currently maintains or will maintain after construction is satisfactorily completed and accepted by the Council.

Public Land Use - A use of the land by a public not-for-profit entity.

Record Drawings - Construction drawings that have been noted or amended to show all changes made during the construction process. (Sometimes referred to as "as-built-drawings")

Reservation - A legal obligation to keep property free from development for a stated period of time, but not involving any transfer of property rights.

Resubdivision / Subdivision - The division of a lot, tract or parcel of land, regardless of size into two (2) or more lots, plots, parcels or building sites for any purpose: sale, retention, donation or of building development, either immediate or future.

Right-of-way, Public - A strip of land dedicated for public use, title to which shall rest in the public for the purpose stated in the dedication..

Same or Common Ownership - Ownership by the same individual, corporate entity or legally

recognized association, ownership by more than one corporate entity in which a principal has an interest.

Screening - A method of visually shielding or obscuring a land use by fencing, walls, berms or densely planted vegetation.

Servitude - A strip of ground reserved for public utilities, drainage, and other public purposes, the title of which shall remain in the possession of the property owner, subject to the right of use designated in the reservation of the servitude; or a strip of ground designated or intended to be used for access to subdivided property.

Special Flood Hazard Area - The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM Zone A is usually refined into Zone A, AE, AH, AO, A1-99, VO, V1-30, VE or V.

Specifications - A written statement containing a description or enumeration of particulars, as of the terms of a contract or details of construction or land development criteria not shown in architects or engineers drawings but essential to the communication of the architect or engineers intentions for the work.

Street - A right-of-way dedicated to public use that provides vehicular and pedestrian access to adjacent properties.

Street, Boulevard - A street that is divided by a median or neutral ground.

Street, Collector - Streets that provide access to abutting property and also serve to connect local streets with major arterial streets.

Streets, Commercial or Industrial - Collector or arterial streets that serve commercial or industrial development.

Streets, Cul-de-sac - A local street with only one outlet and having an appropriate termination based on adopted development standards for the safe reversal of traffic movement.

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

Street, Local - A street intended to provide access to abutting properties and connecting to collector or major arterial streets.

Street, Major Arterial - A street which serves or is intended to serve as a major traffic way.

Street, Private - A private vehicular access way not owned and maintained by a public agency that affords the principal means of access to individual occupants or a residential, community, or other development.

Street, Public - A public thoroughfare that affords a primary means of vehicular access to abutting

property, and including all land within the right-of-way thereof. The word "street" shall include the words, avenue, road, highway, and thoroughfare, or any other similar terms and include all land within the right-of-way of the street.

Street, Service - An auxiliary street located parallel to a limited access highway for service to abutting properties and adjacent areas to control access and protect adjacent property from the impact of through traffic.

Street, Standard - A street without a median or neutral ground.

Structure - A combination of materials forming a construction which requires a permanent foundation on the ground and includes, among other things, buildings, stadiums, platforms, radio towers, sheds, storage bins, fences, freestanding signs, air-conditioning compressors, satellite receiving stations, and antennas.

Subdivision - Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, or plots for the purpose whether immediate or future of offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms and conditions, including resubdivision. Subdivision includes the division or development of residential and non-residential zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. For the purpose of these Regulations, subdivision includes the dedication, vacation or reservation of any public or private road, highway, street, alley, servitude or easement through a tract of land regardless of the area involved. The word subdivision includes resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Surveyor - A person qualified to accurately draft surveys and subdivision plats and is properly licensed and registered in the State of Louisiana.

Tract - Those parcels of three (3) or more but less than ten (10) acres created for sale, purchase, lease or donation any lot or division of land either by lot description or by metes and bounds as defined above shall constitute a subdivision of land, subject to development requirements contained in this ordinance and the Parish Subdivision Regulations.

Tracts, Large - Those parcels of land containing ten (10) or more acres but less than twenty (20) acres to sell or agreement to purchase, lease or donate any division or subdivision of land either by lot description or by metes and bounds as defined in the Parish Subdivision Regulations shall constitute a subdivision of land, subject to any applicable requirements of the Parish.

Utility, Public or Private - Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewerage collection, storm water, drainage or other similar service.

Utility Board - Water, Sewer and Drainage Board for St. John the Baptist Parish.

Variance - A dispensation permitted on individual parcels of property as a method of alleviating

unnecessary hardship by allowing a reasonable use of the building, structure, or property, which, because of unusual or unique circumstances, is denied by the terms of the Zoning Ordinance. A variance can be granted only under the procedure and provisions described in this Ordinance.

Wetlands - An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation, or an area determined by the U.S. Army Corps of Engineers or any other wetlands jurisdictional agency to be a wetlands.

Yard - A required open space on a lot adjoining a lot line unobstructed by a principle structure from the ground upward, except for accessory buildings, swimming pools, parking, and such uses as otherwise provided by these regulations.

Yard, Front - An open space extending across the front of the lot between the side lot lines, and being the required minimum horizontal distance between the street and the nearest part of the principal building, including covered or uncovered porches. On corner lots, the front yard shall be provided facing the street upon which the lot has its lesser dimensions. In the case of a double frontage lot or through lot, the setback on the second frontage shall be consistent with the setbacks required on lots fronting on the same street as the second frontage.

Yard, Perimeter - The required open space between the perimeter property lines of a multi-family development site, including common open space and having or not having sublots for units within the development, and the wall of the structure or structures nearest to perimeter property lines.

Yard, Rear - A required open space extending across the rear of a lot between the side lot lines, and being the required minimum horizontal distance between the rear lot line and the nearest part of the principal building, including covered porches or raised decks exceeding three (3) feet in height from grade, but excluding any area located within the street side yard of a corner lot. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, Side - A required yard extending the depth of a lot from the front yard to the rear yard between the side lot line and the side setback line. In the case of a corner lot, the street side yard shall extend from the front yard to the rear lot line.

Zero Lot Line - The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zone - An established area within St. John the Baptist Parish for which the provisions of this Chapter are applicable. (Synonymous with the word "District".)

Zoning Administrator - The person appointed or designated by the Parish Council responsible for carrying out the provisions and enforcement of the Zoning Ordinance.