

## Chapter \_\_. Interstate 49 Corridor Land Use Regulation

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### \_\_1 PURPOSE OF INTERSTATE 49 CORRIDOR REGULATIONS

The extension of Interstate 49 (I-49) through portions of Caddo Parish may create increased traffic and a related economic impact in the northern portions of the Parish. As such, the Caddo Parish Commission has determined that certain specific land use controls are required to minimize the impact of such traffic and associated development upon the rural quality of life enjoyed by citizens of Caddo Parish. Accordingly, these regulations are intended to:

- A. Limit zoning regulations only to those areas of the corridor where substantial impact from the interstate is anticipated.
- B. Focus interstate-related development on roadways that connect to the interstate in close proximity to interchanges.
- C. Direct specific uses closer to the interstate to minimize excessive traffic in other areas of the Parish.
- D. Allow only those uses within the regulated area that are compatible with the development character of the I-49 Corridor in order to acknowledge that certain uses are attracted to the interstate location and their operational characteristics.

### \_\_2 IN INTERCHANGE DISTRICT PURPOSE STATEMENT

The IN Interchange District is intended for development that is appropriate for the interchange of I-49 and local roads serving the communities of Caddo Parish located nearby. It establishes limits for interchange-oriented uses and provides development standards that protect the predominant rural environment in the vicinity of I-49.

### \_\_3 IN INTERCHANGE DISTRICT LOCATION

The IN District is divided into three sub-districts. Sub-districts must conform to the following mapping criteria:

- A. IN-1 and IN-2 Sub-Districts are generally limited to no more than one mile from the center point of the I-49 Interchange.
- B. All lots within the IN-1 and IN-2 Sub-Districts must front on or take access from paved, platted roads.
- C. The regulated area may be reduced, extended, or shaped to reflect existing road configurations, geographic constraints, proximity to settlements or incorporated places, and patterns of land ownership.

### \_\_4 IN INTERCHANGE DISTRICT SUB-DISTRICT PURPOSE STATEMENTS

#### A. IN-1 Interchange Sub-District

The IN-1 Interchange Sub-District accommodates uses appropriate for location at I-49 interchanges that are directed toward serving the needs of persons using the Interstate highway, and roads serving the nearby communities within Caddo Parish. It establishes limits for interchange-oriented uses and provides development standards that protect the predominantly rural environment in the vicinity of Interstate 49. The IN-1 Sub-District is applied to land located generally within one mile of an interchange, referred to as the "Interchange Area," and with frontage on an intersecting highway providing access to Interstate 49.

**B. IN-2 Interchange Sub-District**

The IN-2 Interchange Sub-District accommodates uses appropriate for location at Interstate 49 interchange that are directed toward serving the needs of business traffic and local businesses. It establishes limits for such interchange-oriented uses and provides development standards that protect the predominantly rural environment in the vicinity of Interstate 49. The IN-2 Sub-District is applied to land located generally within one mile of an interchange, which is referred to as the “Interchange Area.”

**C. IN-R Rural Sub-District**

The IN-R Rural Sub-District is intended to accommodate the rural use of land within the area of applicability, which does not include the areas regulated by the IN-1 or IN-2 Sub-Districts. The IN-R Sub-District is applied to land located generally beyond one mile and up to three miles of the interchange.

**\_\_5 DEVELOPMENT REVIEW**

Every development in the IN District is subject to review and approval by either Caddo Parish Staff or by the Caddo Parish Commission. The review body is determined by the type of use proposed, per Section \_\_.6. Each application for development must submit a site plan with the following information, with the exception of the following uses, which only require the applicable permits from the Parish: agriculture, oil rig, single-family detached dwelling, solar energy system – private, and wind energy system – private.

- A. Title of drawing, including name and address of applicant and person responsible for preparation of such drawing.
- B. North arrow, scale, and date.
- C. Boundaries of the property plotted to scale.
- D. Existing watercourses.
- E. Grading and drainage plan, showing existing and proposed contours.
- F. Location, design, and exterior dimensions of all buildings.
- G. Location, design and type of construction of all parking and truck loading areas, showing access and egress.
- H. Location of outdoor storage, if any.
- I. Location, design and construction materials of all existing or proposed site improvements including drains, culverts, retaining walls, and fences.
- J. Location, design and construction materials of all energy distribution facilities.
- K. Location, size and design of all proposed signs.
- L. Location and proposed development of all buffer areas, including existing vegetative cover.
- M. Location and design of exterior lighting facilities.
- N. General landscape plan and planting schedule.

**\_\_6 USES**

**A. Use Matrix**

The use matrix in this section identifies the uses allowed within each IN Sub-District. P indicates that the use is permitted in the district and only requires review by the Caddo Parish Staff. SA indicates that the use requires special approval from the Caddo Parish Commission, per section \_\_.6.B below. If a cell is blank, the use is not allowed in the sub-district. Certain uses have additional use standards that must be met, per section \_\_.6.C,

below, which are indicated in the “Use Standards” column of the matrix by cross-reference. All uses are defined in the definitions section of this Chapter.

USE	IN-1	IN-2	IN-R	USE STANDARDS
Agriculture	P	P	P	
Agricultural Implement Sales	P			
Animal Care Facilities		SA	P	
Gas Station	P	SA	SA	
General Industrial	SA	SA	SA	
Government Offices	P	P	P	
Hotel/Motel	P	SA		
Manufactured Home Park			SA	Section __.6.C.1
Offices	P	P		
Oil Well	P	P	P	
Outdoor Storage – Excludes Salvage Yard	SA	P	P	
Place of Worship			P	
Rest Area	P	SA		
Restaurant	P	P	P	
Retail Goods Establishment	P	P	P	
Single-Family Detached Dwelling	SA	P	P	
Solar Energy System – Private	P	P	P	Section __.6.C.2
Solar Energy System – Public	P	P	P	Section __.6.C.3
Truck Repair	SA			
Truck Stop	P	SA		
Utilities	P	P	P	
Vehicle Dealership	P	P		
Vehicle Repair	P	P	SA	
Wind Energy System – Private	P	P	P	Section __.6.C.4
Wind Energy System – Public	P	P	P	Section __.6.C.5

**B. Special Approval Process**

Certain uses that, because of their unique characteristics, must be considered individually to address the impact of those uses upon neighboring land and of the need for that use at the particular location. A property owner in the IN District, or person authorized in writing by the property owner, may file an application to use his/her land for one or more of the special approval uses authorized within the sub-district. A property owner may only propose such a use for property under his/her control. The Caddo Parish Commission, after receiving a recommendation from the Caddo Parish Staff, will take formal action on requests for special approvals.

1. After receipt of a complete application for a special approval, the Caddo Parish Staff will evaluate the application, pursuant to the standards of this section and recommend approval, approval with conditions, or denial of the application. The Caddo Parish Staff will forward its recommendation to the Caddo Parish Commission within 60 days of receipt of a complete application. The Caddo Parish Commission will act on the application within 60 days of receipt of the staff recommendation. The Caddo Parish Commission must take action in the form of approval, approval with conditions, or denial.
2. The Caddo Parish Commission may impose conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special approval as may be deemed necessary for the protection of the public health, safety, and welfare.
3. The listing of a use as a special approval within a sub-district does not constitute an assurance or presumption that the special approval will be approved. Each special approval must be evaluated on an individual basis, in relation to all applicable standards of this Chapter and whether the special approval is appropriate at the particular location and in the particular manner proposed. The following standards are used in such evaluation:
  - a. The special approval will not endanger the public health, safety, or welfare.
  - b. The special approval is compatible with the general land use of adjacent properties.
  - c. The special approval conforms to the applicable regulations of this Chapter.

4. The Caddo Parish Staff may approve a modification to a previously granted special approval when it is determined that such changes are in substantial conformance with the special approval as granted. Parish staff may approve the following changes listed in this section. All other changes must be approved by the Caddo Parish Commission.
  - a. Changes required during construction when related to final engineering issues such as topography, drainage, underground utilities, or structural safety.
  - b. Changes in building design, including building materials, that continue to meet the requirements of this Chapter and any conditions of the final approval.
  - c. Any additions or enlargements where the gross floor area is increased by 30% or less.
  - d. The modification of any accessory structures or the addition of new accessory structures.
  - e. The modification of existing signs or the addition of new signs related to the special approval when they conform to the sign regulations of this Chapter.
  
5. A special approval expires if any one of the following conditions occurs and there is no request for an extension of the special approval:
  - a. When a granted special approval is changed to or replaced by another special approval.
  - b. For new construction or additions or enlargements to an existing structure, the special approval expires within 180 days of the date of approval if a building permit has not been issued.
  - c. For special approvals within existing structures or on lots where no structure is planned, the special approval expires within 180 days of the date of approval if the licenses or permits required for the operation or maintenance of the use have not been obtained.
  
6. An aggrieved party may appeal a Parish Commission decision on a special approval to Caddo Parish Civil District Court within 30 days of the date of the decision.

**C. Use Standards**

**1. Manufactured Home Park**

- a. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within the park.

	<b>Manufactured Home Park</b>	<b>Manufactured Home Site</b>
<b>BULK</b>		
<b>Minimum Lot/Site Area</b>	10 acres	4,500sf
<b>Minimum Lot/Site Width</b>	250'	45'
<b>Maximum Building Height</b>	--	20'
<b>Minimum Separation Between Sites</b>	--	20' as measured from the walls of manufactured homes
<b>SETBACKS</b>		
<b>Minimum Front Setback</b>	50'	Dedicated internal street: 20' Private access drive: 10'
<b>Minimum Interior Side Setback</b>	50'	10'
<b>Minimum Corner Side Setback</b>	50'	10'
<b>Minimum Rear Setback</b>	50'	10'

- b. Manufactured home parks must meet the following design standards:
  - ii. The perimeter yard of a manufactured home park requires a buffer area of 15 feet at the furthest point in the required setback from the abutting lot line, and must contain the following:
    - (A) A mix of shade and evergreen trees planted at an average of one tree for every 25 linear feet of yard width. These shade and evergreen trees may be clustered to allow for access points or to maximize the screening effect.

- (B) Two ornamental trees may be substituted for one shade tree for up to 25% of required trees.
      - (C) Shrubs must be planted at an interval of one shrub for every 3 feet of linear yard width, on center, and must be designed to present a continuous hedge or screen upon maturity.
      - (D) The remainder of the buffer area must be planted with low groundcover, seed, or sod.
    - iii. In addition to the required buffer area of the perimeter yard outlined above, the remainder of the setback must be landscaped as follows:
      - (A) The landscape yard should be planted with low groundcover, seed, or sod.
      - (B) A mix of shade and ornamental trees are required, planted at an average of one tree for every 750 square feet of yard area. These trees may be clustered to allow for access points or to maximize the screening effect.
      - (C) A minimum of 25% of trees provided must be ornamental in nature. Ornamental trees should constitute no more than 50% of required trees.
- c. Manufactured home sites within parks must meet the following design standards:
  - i. The boundaries of each manufactured home site must be clearly marked.
  - ii. There must be at least 20 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.
  - iii. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on.
  - iv. There must be a concrete slab along side of each manufactured home site of at least 12 feet by 30 feet to be used as a parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fireproof material and is allowed only at the rear end of each carport area.
  - v. All manufactured homes must be designed with skirting that is constructed of fire-resistant material that meets the requirements of the building code.
  - vi. The front entry of a manufactured home should be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

## **2. Solar Energy System – Private**

- a. A solar panel may be building-mounted or freestanding.
- b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.
- c. Building-mounted systems are subject to the following:
  - i. A building mounted system may be mounted on the roof or wall of a principal building or accessory structure.
  - ii. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
  - iii. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet

in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.

iv. Building-mounted solar panels may project up to two feet from a building façade and must be integrated into the structure as an architectural feature.

d. Freestanding systems are subject to the following:

i. A freestanding system is permitted only in the interior side and rear yard.

ii. The maximum height of a freestanding system is three feet in the front yard and eight feet in all other yards.

e. Solar panels may be co-located on structures such as wireless communication towers, light poles, and billboards.

f. Solar panels no longer in operation must be removed within 90 days of cease of operations.

### 3. Solar Energy System – Public

a. Systems, equipment, and structures are limited to the maximum height of 35'.

b. No grid-tied photovoltaic system must be installed until evidence has provided that the owner has been approved by the utility company to install the system.

e. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more.

### 4. Wind Energy System – Private

a. Wind turbines may be designed as either vertical or horizontal axis turbines with or without exposed blades, including designs that combine elements of the different types of turbines.

b. Wind turbines are subject to the following height restrictions:

i. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district. A taller height may be allowed by special use.

ii. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.

iii. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.

iv. No portion of exposed turbine blades (vertical access wind turbine) may be within 20 feet of the ground. Unexposed turbine blades (horizontal access wind turbine) may be within 10 feet of the ground.

c. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than 10 feet to any lot line. The tower must be set back from all lot lines equal to the height of the system. No principal buildings may be located within this area.

d. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

e. Wind turbines no longer in operation must be removed within 90 days of cease of operations.

## 5. Wind Energy System – Public

- a. The design of the wind energy system must conform to applicable industry standards as such standards exist as of the date construction is commenced. The facility owner or operator must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, or similar certifying organizations.
- b. All wind turbines must be newly manufactured as of the date of installation. Experimental/prototype wind turbines may be approved as a special use.
- c. All wind energy system must be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation is not considered a sufficient braking system for over speed protection.
- d. All electrical components of the wind energy system must conform to applicable local, state, and national codes, and applicable international standards.
- e. An engineer's certificate must be completed by a structural engineer, licensed in the State of Louisiana, certifying that the tower and foundation of the wind turbines are compatible with, and are appropriate for, the particular model of wind turbine used, and that the specific soils at the site can support the wind turbine.
- f. Wind turbines must comply with the following design standards:
  - i. Wind turbines must be a non-obtrusive and non-reflective color. The facility owner or operator must maintain the paint on wind turbines at all times in good repair.
  - ii. Wind turbines must not display advertising, except for reasonable identification of the turbine manufacturer, or the facility owner and operator.
  - iii. Within the wind energy system, wind turbines must be of a generally consistent size, design, and color, of similar height and rotor diameter, and rotate in the same direction.
  - iv. Wind turbines must not be artificially lit, except to the extent required by the Federal Aviation Administration or other applicable regulatory authorities.
  - v. On-site transmission and power lines between wind turbines must, to the maximum extent practicable, be placed underground, reach the property line, and be located and constructed in such a way as to minimize disruption to the property's primary purpose as well as to facilitate the interconnection of other commercial wind power generating facilities.
  - vi. Non-essential appurtenances are prohibited to be affixed to any wind turbine, including, but not limited to, cellular or radio antennae.
  - vii. A clearly visible warning sign advising persons of the presence of high voltage levels must be placed at the base of all pad-mounted transformers and substations.
- g. The applicant must commission and submit at the time of permit application a wildlife assessment (impact study), conducted by a qualified wildlife expert having no less than ten years of experience conducting wildlife assessments, indicating possible risks to local wildlife, habitat, and migratory birds. Additionally, the applicant's wildlife expert must also develop a mitigation plan, if applicable, that addresses/mitigates any risk to wildlife, migratory birds, and affiliated habitat. All wind turbines at time of application must be located out of bird and bat migration pathways/corridors where wind turbine construction would pose a substantial risk.
- h. Wind turbines must not be climbable up to a height of at least 15 feet above ground surface. All access doors to wind turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

i. Wind turbines must be set back from all structures on a participating property owner's property a distance of no less than the turbine height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the occupied building.

j. All wind turbines must be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning district or 110% of the turbine height, whichever is greater. The setback distance is measured from the property line to the nearest point on the outside edge of a tower. Operation and maintenance building(s) and substations must be located in accordance with zoning district yard requirements. All wind farm structures, except for wind turbines, must comply with the regulations of the zoning district.

k. All wind turbines must be set back from the nearest public right-of-way a distance of 110% of the turbine height, as measured from the right-of-way line to the nearest point on the outside edge of a tower.

l. A wind turbine's shadow flicker must not fall on any window of an existing structure or within the buildable area of an adjacent lot, as defined by current setback requirements.

m. The facility owner and operator must, at their sole expense, complete decommissioning of the wind energy system, or individual wind turbines, within one year after the end of the useful life of the wind energy system or individual wind turbines. The wind energy system or turbine must be deemed to be at the end of its useful life if it is abandoned for a period of time in excess of 180 days. Decommissioning includes removal of wind turbines, structures, roads and foundations to a depth of 48 inches, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the wind energy system.

**\_\_7 DIMENSIONAL STANDARDS**

The following table establishes the dimensional standards for the IN District. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

STANDARDS	IN-1	IN-2	IN-R
<b>BULK</b>			
<b>Minimum Lot Area</b>	2.5 acres	2.5 acres	None
<b>Minimum Lot Width</b>	100'	100'	None
<b>Maximum Lot Depth</b>	400'	400'	None
<b>Maximum Height</b>	Accessory Agricultural Structures: None Manufacturing: 60' All other uses: 40'	Accessory Agricultural Structures: None Manufacturing: 60' All other uses: 40'	Accessory Agricultural Structures: None Manufacturing: 60' All other uses: 40'
<b>SETBACKS</b>			
<b>Minimum Interstate Setback</b>	50'	50'	50'
<b>Minimum Front Setback</b>	50'	50'	20'
<b>Minimum Interior Side Setback</b>	25'	25'	20'
<b>Minimum Corner Side Setback</b>	50'	50'	20'
<b>Minimum Rear Setback</b>	50'	50'	20'

**\_\_8 DESIGN STANDARDS**

A. The following table establishes the design standards for the IN Districts and applies to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling.



<b>SITE DESIGN</b>	<b>IN-1</b>	<b>IN-2</b>	<b>IN-R</b>
Site access driveways must be no more than 24' wide and continue from property line to edge of highway pavement. No more than two driveway curb cuts are allowed per site, which must be no closer to each other than 100 feet measured along the property line.	X	X	
A landscaped buffer yard of 20% of lot depth or 50 feet, whichever is smaller, must be provided by a non-residential use when abutting a residential use. One evergreen tree must be planted for every ten linear feet of buffer yard length and one shrub for every three linear feet of buffer yard length.	X	X	X
The setback of structures on lots fronting Interstate 49 must include a landscape screen consisting of native trees planted at an equivalent of 60 feet on center spacing. These may be clustered in any manner desired within the landscape screen setback.		X	
Parking lots must be screened per the requirements of Section __.9.	X	X	
<b>Façade Design</b>			
Building facades that abut the right-of-way must not contain blank wall areas that exceed 45 linear feet, measured parallel to the right-of-way.	X	X	
Building facades in excess of 100 feet that abut a right-of-way must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 45 feet.	X	X	
All buildings of three or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, and window designs.	X	X	
<b>Fenestration Design</b>			
The ground floor of the front facade must maintain a transparency of 50%, measured between two and 10 feet in height from grade.	X		
The ground floor of the front facade must maintain a transparency of 35%, measured between two and 10 feet in height from grade.		X	
<b>Roof Design</b>			
Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.	X	X	
Green roof, blue roof, and white roof designs are encouraged.	X	X	X
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	X	X	X

**B.** The following building materials are prohibited on any façade facing a right-of-way or any façade that abuts a lot in residential use. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.

1. Corrugated metal
2. Aluminum, steel, or other metal sidings
3. Exterior insulating finish systems (EIFS)
4. T-111 composite plywood siding
5. Plastic
6. Vinyl

**C. Exterior Lighting**

1. The maximum allowable footcandle at any lot line is two footcandles, unless abutting a residential use then the maximum allowable footcandle at any lot line is one footcandle. When additional security lighting is required for security reasons in excess of the footcandle limit, additional lighting may be allowed based on evidence for the need for additional security through development review. No glare onto adjacent properties is permitted.
2. The maximum total heights are as follows. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less. A cut off luminaire must be designed to completely shield the light source from an observer three and one-half feet above the ground at any point along an abutting lot line. A luminaire is considered to have no cut off if it is unshielded or has a cut off angle greater than 75 degrees.

SUB-DISTRICT	CUT OFF LUMINAIRE HEIGHT	NO CUT OFF LUMINAIRE HEIGHT
IN-1	35'	25'
IN-2	35'	25'
IN-R	20'	15'

3. Flickering or flashing lights are prohibited.
4. Searchlights, laser source lights, or any similar high intensity lights are prohibited.

**\_\_9 OFF-STREET PARKING AND LOADING**

- A. The minimum number of off-street vehicle spaces to be provided for each use is listed below. Construction of all off-street parking must be completed prior to the issuance of a certificate of occupancy.

USE	PARKING REQUIREMENT
Agriculture	None
Agricultural Implement Sales	1 per 500sf of GFA (excludes outdoor areas)
Animal Care Facilities	1 per 300sf of GFA
Gas Station	2 per pump + 1 per 200sf of GFA + 3 stacking spaces per car wash bay
General Industrial	1 per 500sf of GFA
Government Offices	1 per 300sf of GFA
Hotel/Motel	2 per room
Manufactured Home Park	2 per home site
Offices	1 per 300sf of GFA
Oil Well	None
Outdoor Storage – Excludes Salvage Yard	1 per 300sf of GFA (excludes outdoor areas)
Place of Worship	1 per 4 seats
Rest Area	1 per 500sf of lot area
Restaurant	1 per 100sf of GFA
Retail Goods Establishment	1 per 300sf of GFA (excludes outdoor areas)
Single-Family Detached Dwelling	2 per dwelling unit
Solar Energy System – Private	None
Solar Energy System – Public	None
Truck Repair	4 truck spaces per service bay + 2 vehicle spaces per service bay
Truck Stop	1 truck space per 5,000sf of total lot area Additional uses within the truck stop (retail, restaurant, etc.): Cumulative - determined by sum of requirements for each uses within development
Utilities	1 per 300sf of GFA (excludes outdoor areas)
Vehicle Dealership	1 per 300sf of GFA (excludes outdoor areas)
Vehicle Repair	5 spaces per service bay
Wind Energy System – Private	None

Wind Energy System – Public	None
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**B.** Off-street loading spaces must be provided for any use that distributes or receives materials or merchandise by trucks or other commercial vehicles in accordance with the table below. In the case of multi-tenant developments, required loading spaces are calculated on the basis of each individual tenant. For example, if only one commercial tenant of a multi-tenant development is over 20,000 square feet, only one loading space is required; if all tenants are under 20,000 square feet, no loading is required. No structure is required to provide more than five loading spaces.

GFA	Number of Spaces Required
10,000 - 40,000sf GFA	1 loading spaces
40,001 - 100,000sf GFA	2 loading spaces
Each additional 50,000sf of floor area (This applies only for each additional full 50,000sf over 100,000sf )	1 additional loading space

**C.** All required off-street vehicle parking spaces must be located on the same lot as the principal structure.

**D.** Off-street vehicle parking space dimensions must measure at least nine feet in width by 20 feet in length. All vehicle parking spaces must have a minimum vertical clearance of seven feet six inches. Motorcycle and scooter parking spaces must measure at least four feet in width by eight feet in length and must be identified or designated through the use of signs or pavement markings. All required off-street loading spaces must be a minimum of 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet.

**E.** Each off-street vehicle space must open directly upon an aisle or driveway of adequate width to provide access to a vehicle parking space. All off-street parking facilities must provide access in a manner that least interferes with traffic movement. The parking area must be designed so that the driver of the vehicle proceeds forward into traffic rather than backs out.

**F.** All parking lots must comply with the “ADA Accessibility Guidelines for Buildings and Facilities” regulations issued by federal agencies under the Americans with Disabilities Act of 1990 (ADA) for the amount and design of accessible vehicle parking spaces required in parking lots and structures.

**G.** Off-street parking areas must be marked by painted lines maintained in clearly visible condition, curbs or other means to indicate individual spaces. Signs or markers should be used as necessary to ensure efficient and safe circulation within the lot. Vehicle parking spaces for handicapped persons must be identified with the appropriate sign and visible at all times of the year, regardless of plant growth or similar conditions.

**H.** Wheel stops or curbing are required when a parking space abuts a pedestrian walkway, landscape, or fences. Breaks in curbing may be provided to allow for drainage into landscape areas that can absorb stormwater.

**I.** All surface parking lots and loading areas must be paved with a durable all-weather material or pervious paving. Pervious paving is only allowed subject to permission from the Caddo Parish Staff. Gravel or loose rock is prohibited.

**J.** Off-street parking and loading facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Off-street parking and loading areas must be maintained in a clean, orderly, and dust-free condition at the expense of the owner or lessee.

**K.** Landscape is required along the edges of a parking lot that abut a street lot line. The landscape treatment must run the full length of such lot line. The landscaped area must be improved as follows:

1. The landscape area must be a minimum of 15 feet in width. There must be a minimum linear distance of 18 inches between any wheels stops or curbs to accommodate vehicle bumper overhang. This area is not included in the minimum landscape area calculation.
2. One shrub, reaching a minimum of three feet in height at maturity, must be planted for every three feet of landscape area length, spaced linearly. This may be supplemented with an open fence. Any one or more of the following alternatives to shrub plantings are also permitted:

- a. The landscape area may be planted with a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height.
    - b. Stormwater management techniques, such as rain gardens and bioswales, that provide screening of a minimum of three feet in height.
  3. One shade or broad-leaf evergreen tree is required every 30 linear feet.
  4. Landscape areas outside of shrub masses must be planted in live groundcover, perennials, or grass.
- L. All parking lots of 20 or more spaces require interior parking lot landscape. When the calculation of interior parking lot landscape requirements results in a fraction, said fraction is rounded up to the nearest whole number.
1. One parking lot island is required between every 20 parking spaces. Parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 10 spaces.
  2. The minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area. Parking lot landscape along a street lot line, as required above, is excluded from the calculation of total parking lot area.
  3. All rows of parking spaces must terminate in a landscape area.
  4. Parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row.
  5. A minimum of one shade or broad-leaf evergreen tree must be provided for every parking lot island or landscape area. The remaining area of a parking lot island must be planted in ornamental trees, live groundcover, shrubs, perennials, or grass,
  6. The use of stormwater management elements such as rain gardens and bioswales is encouraged in landscape areas. When a parking lot island is designed for stormwater management, the tree requirement may be exempted as part of landscape plan approval when such trees are not typically part of such design.

## **\_\_\_.10 SIGNS**

### **A. General Sign Regulations**

1. All signs must be constructed in accordance with the building code, must be maintained in good condition, must be kept free of defects or hazards, and must not be allowed to become dilapidated or deteriorated.
2. No sign may obstruct any ingress or egress, including fire escapes, or windows. No sign may be attached to a fire escape.
3. Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and the distraction of motor vehicle operators or pedestrians in the public right-of-way.
4. Any sign found to be broken, damaged, or unsafe upon inspection by the Parish must be repaired or made secure by the applicant, sign owner, or property owner. The Parish will give notice to repair or remove the unsafe sign within five days of receipt of said notice. If the sign is not repaired, made secure, or removed within 30 days, or within any additional time allowed, the Parish will remove the sign. If a sign is found to be a source of imminent peril to persons or property, the Parish will remove the sign or otherwise secure the sign without notice.

5. In the case of a sign that advertises a defunct business or product, the sign must be removed by the applicant, sign owner, or property owner within 60 days.

## **B. Prohibited Signs**

All signs not expressly allowed by this Chapter are prohibited. In addition, the following sign types are specifically prohibited:

1. Abandoned signs. Any signs that advertise an activity, business, product, or service no longer conducted or available on the premises on which the sign is located is prohibited.
2. Inflatable and/or balloon signs.
3. Flashing signs.
4. Moving signs, including signs designed to be moved by wind or other natural elements. This excludes clocks.
5. Parked advertising vehicles and vehicle signs. This prohibition does not include signs painted on vehicles, trucks, or buses that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, provided that the primary purpose of such vehicles is not the display of signs, and that they are parked or stored in areas related to their use as vehicles and all vehicles are in operable condition. Vehicle for-sale signs are also exempt from this provision.
6. Roof signs.
7. Temporary off-premise signs.
8. Traffic hazard signs. Signs that constitute a traffic hazard include those that interfere with, obstruct the view of, or may be confused with any authorized traffic sign, signal, or device because of its position, shape, or color, including signs illuminated in red, green, or amber color to resemble a traffic signal. Tri-vision signs.

## **C. Temporary Signs**

Temporary signs include, but are not limited to, political posters, banners, and promotional devices. These regulations do not apply to temporary window signs, which are regulated in concert with permanent window signs.

1. Each temporary sign may be installed for no more than 30 days.
2. A temporary sign cannot be attached to fences, trees, or utility poles, and cannot be placed in a position that obstructs or impairs vision of traffic or creates a hazard or nuisance.
3. The maximum temporary signs size limits is 40 square feet.
4. Temporary signs are limited to a maximum height of eight feet, as measured from the ground to the top of the sign.

## **D. Permanent Signs**

The following types of permanent signs are permitted in the IN District.

### **1. Awning Sign**

- a. Awning signs must maintain a minimum vertical clearance of seven feet six inches.
- b. Awning signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or metal.
- c. Printing on any awning sign is limited to 30% of each surface area.

- d. Awning signs are permitted lettering attached to and located above the top of a solid flat awning mounted perpendicular to a façade to a maximum height of 24 inches.
- e. Awning signs may be externally illuminated and must be focused on the printed area. Back-lit awnings are prohibited.

## **2. Billboard**

- a. Billboards are only permitted within 660 feet of the Interstate.
- b. Billboards must be no closer to one another than 1,000 feet.
- c. No billboard is permitted within 200 feet of any residential dwelling or residential district.
- d. All billboards must be setback 30 feet from any lot line.
- e. No billboard may exceed 672 square feet in sign area.

## **3. Canopy Sign - Structural**

- a. Structural canopy signs may be either attached to the structure or may be a freestanding structure.
- b. Freestanding structural canopy signs are subject to the setback requirements of the district in which they are located or 15 feet from any lot line, whichever is greater.
- c. Attached structural canopy signs must maintain a minimum vertical clearance of eight feet. Freestanding structural canopies are limited to a maximum height of 25 feet.
- d. For structural canopies attached to a building, signs are limited to 30% of the surface area. Such signs are permitted lettering attached to and located above the top of a structural canopy to a maximum height of 24 inches.
- e. For freestanding structural canopies, a maximum of 30% of the area of each façade may include signs. No sign may be mounted above the top of the roof of the structural canopy; however, a sign mounted on the structural canopy façade may extend a maximum of 18 inches above the roofline.
- f. Structural canopy signs must be made of metal, brick, stucco, concrete, or other permanent building material.
- g. Structural canopy signs may be internally or externally illuminated. If externally illuminated, the lighting must be focused on the sign. In addition, structural canopies for gas stations are permitted an illuminated band along the facades of the canopy. The illuminated band is limited to 25% of the overall height of the facade of the canopy and is not counted as a sign unless there is a commercial message integrated into the band, whereby, the commercial message portion would be calculated as a sign.

## **4. Electronic Message Sign**

- a. Electronic message signs are permitted in the IN-1 and IN-2 Districts only.
- b. Electronic message signs are permitted as part of a freestanding sign or wall sign and are subject to the requirements for those sign types, including that they are counted within the number of signs permitted and the total sign area. Electronic message signs must be integrated into the larger sign structure and the electronic component is limited to a maximum of 70% of the total sign area of a freestanding or wall sign.
- c. Only one electronic message sign per lot is permitted, whether freestanding sign or wall sign.
- d. Each message or image displayed on an electronic message sign must be static for a minimum of six seconds. Multi-color messages and static images are permitted. Any scrolling, flashing, animation, or movement of the message or any component of the sign is prohibited.

- e. Electronic message signs cannot display any off-premises commercial advertising.

#### 5. Freestanding Sign

- a. One freestanding sign is permitted per right-of-way frontage of a lot and where such right-of-way frontage is a minimum of 50 feet. When a lot has over 150 feet of right-of-way frontage, an additional sign is permitted for each additional access point to the lot. A minimum separation of 50 feet is required between signs.
- b. Freestanding signs are limited to a maximum height of 30 feet.
- c. Freestanding signs are limited to a maximum area of 150 square feet.
- d. Freestanding signs must be set back ten feet from any lot line.
- e. Freestanding signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

#### 6. Parking Lot Directional Sign

Parking lot directional signs are permitted for each entrance/exit, driveway intersections, drive-through lanes, and similar circulation points for any parking area. These signs are limited to a maximum size of six square feet and five feet in height.

#### 7. Wall Sign

- a. The maximum size of a wall sign is established at two square feet per linear foot of building wall where the wall sign will be mounted or 40 square feet, whichever is greater. The square footage from different facades cannot be combined to create a larger sign on any facade. In a multi-tenant structure, each tenant is permitted a wall sign of two square feet per linear foot of business frontage or 40 square feet, whichever is greater.
- b. Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
- c. Wall signs must be safely and securely attached to the building wall. Wall signs must be affixed flat against the wall and must project 18 inches or less from the building wall.
- d. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
- e. Wall signs must be constructed of wood or simulated wood, brick, metal, or plastic.

#### 8. Window Sign

All window signs, total of permanent and temporary, are limited to no more than 40% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area. Window signs may be internally or externally illuminated.

### \_\_11 DEFINITIONS

**Agriculture.** Land and associated structures used to grow crops and/or raise livestock for sale, commercial use, personal food production, donation, or educational purposes.

**Agricultural Implement Sales.** A business primarily engaged in the sale or rental of farm tools, machinery and implements, tack, animal care products and farm supplies, and includes farm machinery repair services. Sale of feed, grain and seed are also allowed.

**Animal Care Facility.** An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include commercial breeders and animal shelters.



**Awning.** A roof like structure typically made of cloth, metal, or other material attached to a frame that extends from and is supported by a building. Awnings are typically erected over a window, doorway, or building front.

**Billboard.** A sign advertising products, goods, services, facilities, events or attractions not made, sold, used, served or available on the lot displaying such sign or a sign owned by a person, corporation, or other entity that engages in the business of selling the advertising space on that sign.

**Canopy - Structural.** A permanent structure that serves as an overhanging shelter or shade that forms the structure of a building and is constructed in such a manner as to allow pedestrians or vehicles to pass underneath.

**Gas Station.** An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, ancillary minor vehicle repair facilities, and solar and/or electric charging stations.

**General Industrial.** The manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas.

**Government Office.** Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Government offices include public safety or public works facilities.

**Hotel/Motel.** A facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

**Interchange Area.** The intersection of Interstate Highway I-49 and other highways or roadways.

**Interstate.** Interstate Highway 1-49.

**Intersecting Highway.** Highway or roadway that intersects I-49 at an Interchange.

**Manufactured Home Park.** A parcel of land under single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

**Oil Well.** A structure with equipment for drilling and servicing an oil well.

**Office.** An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services.

**Outdoor Storage.** The storage of material outdoors as a principal use of land for more than 24 hours. This does not include a salvage yard, where vehicles or other machinery are collected, accumulated, or stored, and broken up, where parts may be saved and processed for resale.

**Place of Worship.** A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary day care facilities and/or classrooms for weekly religious instruction.

**Rest Area.** A public facility where drivers and passengers can rest, access vending machines, and obtain information about local or regional attractions.

**Restaurant.** An establishment where food and drinks are provided to the public, primarily for on-premises consumption by seated patrons. If the establishment also serves alcoholic beverages, a full menu of food and drinks must also be prepared on premises and a minimum of 60% of gross sales must come from food sales.

**Retail Goods Establishment.** An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser.



**Sign, Animated.** Any sign that uses movement or change of lighting to depict action or create a special effect or scene. Animated signs include video screens, television screens, plasma screens, and holographic displays, but do not include electronic message center signs.

**Sign, Directional.** A sign used to convey directions and other information to direct the public, such as entrance or exit.

**Sign, Electronic Message.** A sign or component of a sign that uses LED illumination systems or other similar electronic components to form a message(s) that are electronically programmed or modified by electronic processes.

**Sign, Flashing.** Any illuminated sign that contains an intermittent or flashing light source or that changes light intensity in sudden transitory bursts, but do not include electronic message center signs.

**Sign, Freestanding.** Any sign on a frame, pole, or other support structure that is not attached to any building.

**Sign, Moving.** Any sign that revolves, rotates, swings, undulates, or otherwise attracts attention by moving parts, whether operated by mechanical equipment or by natural sources, not including flags or banners.

**Sign, Roof.** Any sign erected, constructed, and maintained above the parapet on a building with a flat roof or above the fascia board on a building with a pitched roof.

**Sign, Wall.** A single-faced sign attached generally flush or parallel to the wall of a building that projects less than 15 inches.

**Sign, Window.** A sign posted, painted, placed, or affixed in or on a window exposed to public view. A sign that is interior to the building that faces a window exposed to public view that is located within two feet of the window face is a window sign for the purposes of calculating the total area of all window signs. Merchandise used in a window display is not considered a window sign.

**Single-Family Detached Dwelling.** A structure containing only one dwelling unit on a single lot.

**Solar Energy System.** An energy system for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

**Truck Repair.** Establishments involved in the repair and service of trucks. As used in this definition the term truck does not include any vehicle whose maximum gross weight is 10,000 pounds or less as rated by the Louisiana Department of Motor Vehicles.

**Truck Stop.** A structure or land used or intended to be used primarily for the retail sale of fuel for trucks and, usually, incidental service or repair of trucks. The site may also include attendant eating, sleeping, or truck parking facilities. As used in this definition, the term truck does not include any vehicle whose maximum gross weight is 10,000 pounds or less as rated by the Louisiana Office of Motor Vehicles.

**Utility.** Facilities that produce and/or transmit basic services, such as gas, sewer, water, cable, or communications, including large-scale developments such as electrical substations, high voltage transmission lines, and water towers and tanks. Utilities do not include public works facilities, wind energy systems, or solar farms.

**Vehicle Dealership.** An establishment that sells or leases new or used automobiles, vans, trucks, recreational vehicles, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership.

**Vehicle Repair.** A business that provides services in minor repairs to motor vehicles, recreational vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles.

**Wind Energy System.** An energy system for the generation, transmission, distribution, or processing of wind energy.